

SITE PLAN

PROPOSED SELF STORAGE - 1 HANSON COURT, MILPITAS, CA
 ADJ. COMMERCIAL / LIGHT IND.



VACANT

PROJECT DATA

1. SITE AREA: (4.267 ACRES) 185,876 S.F.
2. ASSESSOR'S PARCEL # 022-31-020
3. ZONING DISTRICT HEAVY INDUSTRIAL (M2)
4. TOTAL BUILDOUT 100,740 S.F.
- MANAGER'S BLDG. 2,360 S.F.
- BLDG A 11,600 S.F.
- BLDG B 13,640 S.F.
- BLDG C 35,500 S.F.
- BLDG D 17,400 S.F.
- BLDG E1/F 16,050 S.F.
- BLDG E2 4,190 S.F.
5. GROSS STORAGE BLDGS. 98,390 S.F.
6. NET RENTABLE 85,990 S.F.
7. TOTAL # OF UNITS 683
8. AVERAGE UNIT SIZE 125.9 S.F.
9. F.A.R. REQ'D / PROVIDED 40 / .54*
10. PARKING REQ'D / PROVIDED 29 / 28
11. FUTURE BLDG C 2ND FLOOR 35,500 S.F.
- * FAR INCREASES TO .73 W/ POTENTIAL PHASE 2

SHEET INDEX

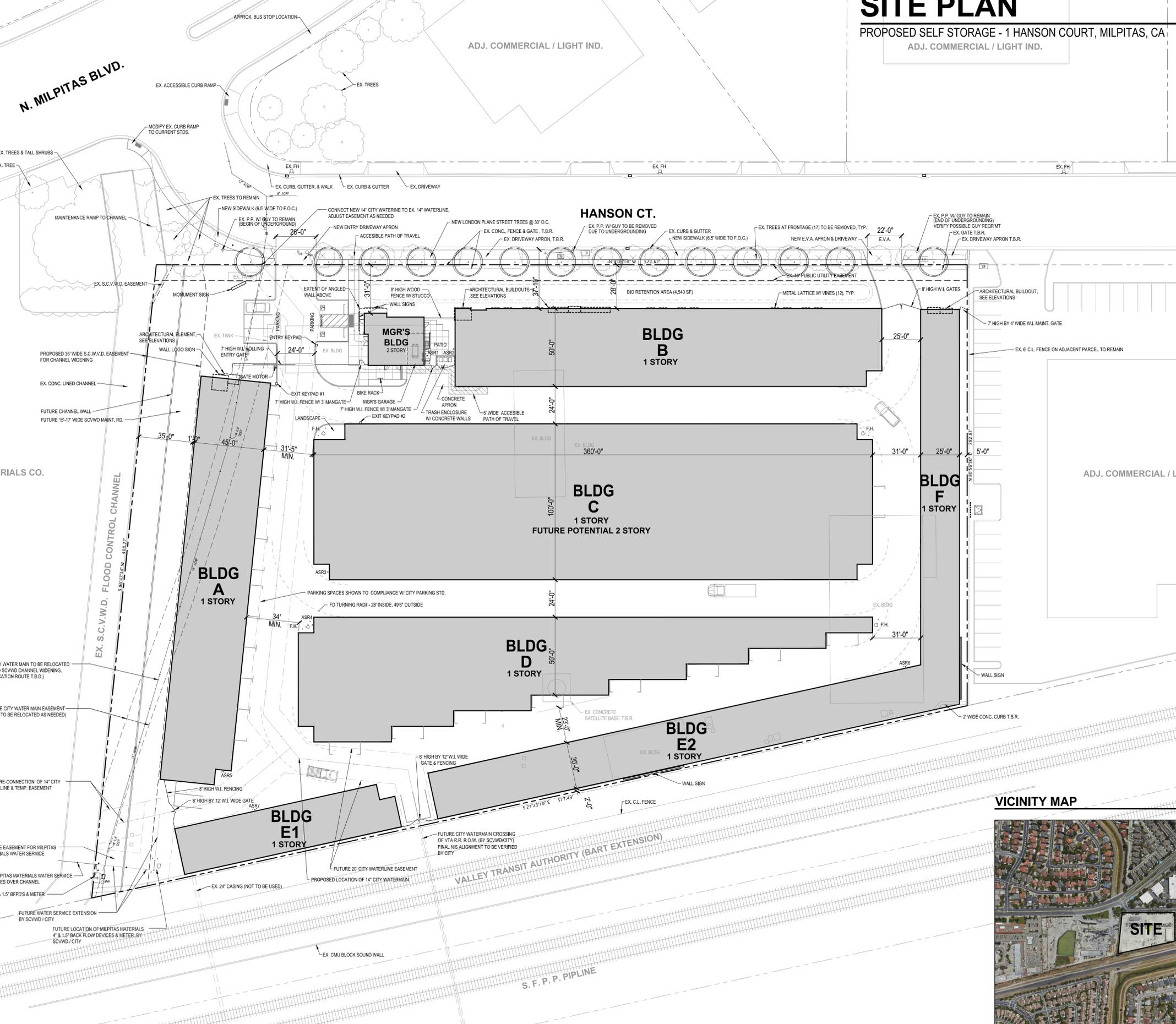
- 1A SITE PLAN
- 2A FLOOR PLANS
- 2B WALL ARTICULATION PLAN
- 3A ELEVATIONS
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- C7.1 EROSION CONTROL DETAILS
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- L3 HYDROZONE PLAN
- L4 IRRIGATIONS DETAILS

Revisions	Date

Cubix Construction Company
 License No. 144402
 770 San Ramon Valley Blvd.
 Danville, California 94526 USA
 Phone (925) 314-0770 FAX (925) 314-0771

PROPOSED SELF STORAGE
 1 HANSON CT., MILPITAS, CA.
SITE PLAN

Drawn By
 EJB
 Date
 8/1/15
 Scale
 1" = 30'
 File Name
 SitePlan7
 Planning File Numbers
 Sheet Number
1A



VICINITY MAP



MILPITAS MATERIALS CO.

ADJ. COMMERCIAL / LIGHT IND.

ADJ. COMMERCIAL / LIGHT IND.

HANSON CT.

N. MILPITAS BLVD.

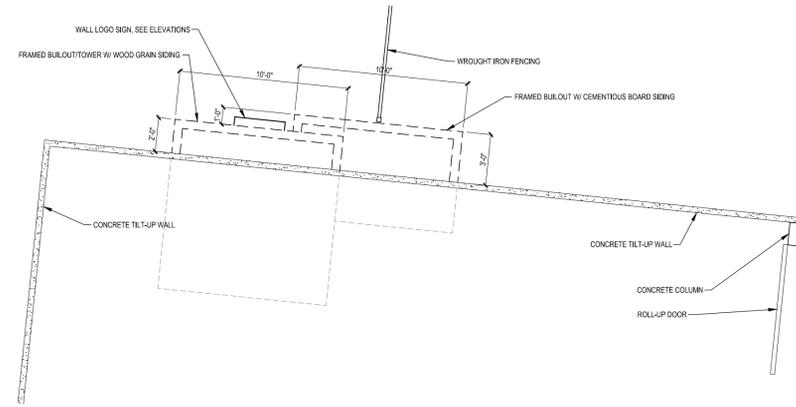
S. F. P. P. PIPELINE

VALLEY TRANSIT AUTHORITY (BART EXTENSION)

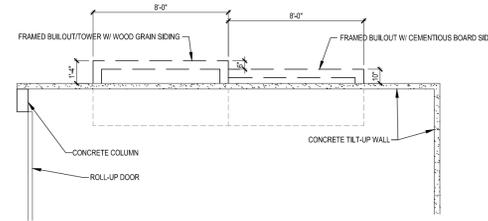
WALL ARTICULATION PLAN

ANCHOR SELF STORAGE 1050 SONOMA BLVD. VALLEJO, CA

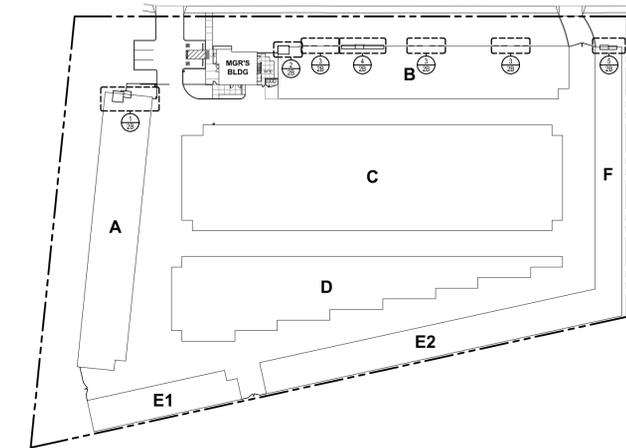
Revisions	Date
UPDATED PLANS CONSISTENT WITH 12/9/14 PLANNING APPROVAL	12/01/15



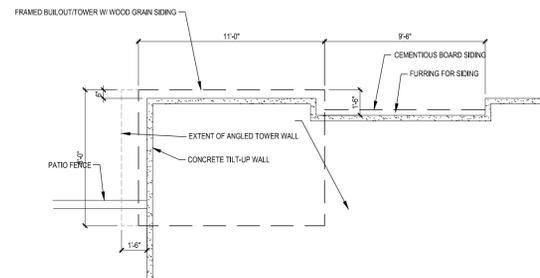
1
2B TOWER & BUILDOUT @ BLDG A SCALE: 1" = 5'-0"



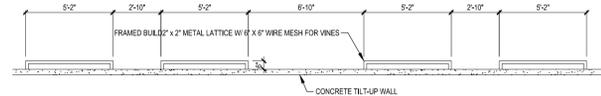
5
2B BUILDOUTS @ BLDG F SCALE: 1" = 5'-0"



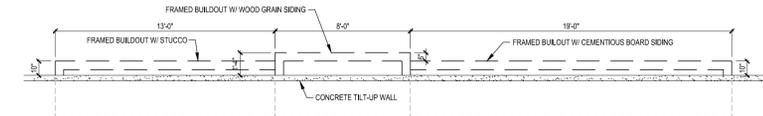
REFERENCE SITE PLAN SCALE: NTS



2
2B TOWER & RECESS @ BLDG B SCALE: 1" = 5'-0"



3
2B LATTICE AT BLDG B (12 TOTAL) SCALE: 1" = 5'-0"



4
2B BUILDOUTS @ BLDG B SCALE: 1" = 5'-0"

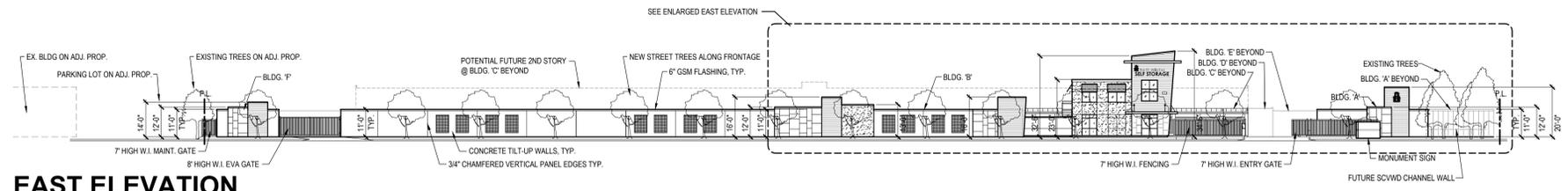
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PROPOSED SELF STORAGE
 1 HANSON CT.,
 MILPITAS, CA.
WALL ARTICULATION PLAN

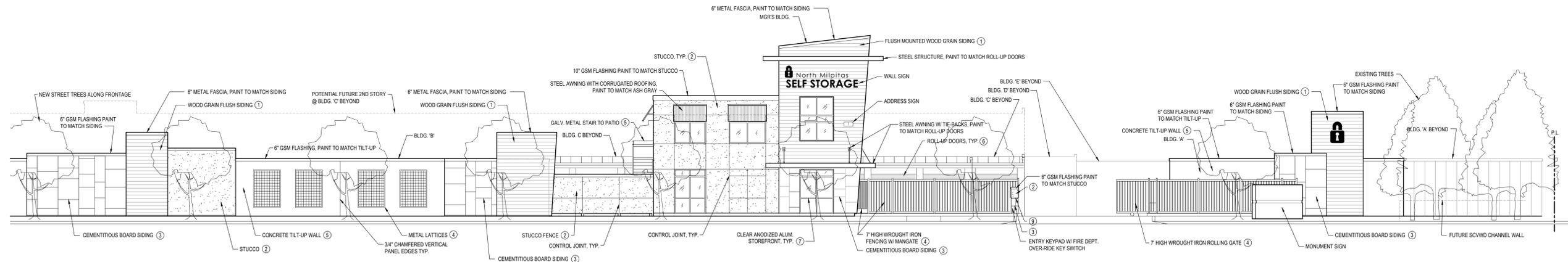
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Date	8/1/15
Scale	AS NOTED
File Name	SitePlan7
Planning File Numbers	
Sheet Number	

2B



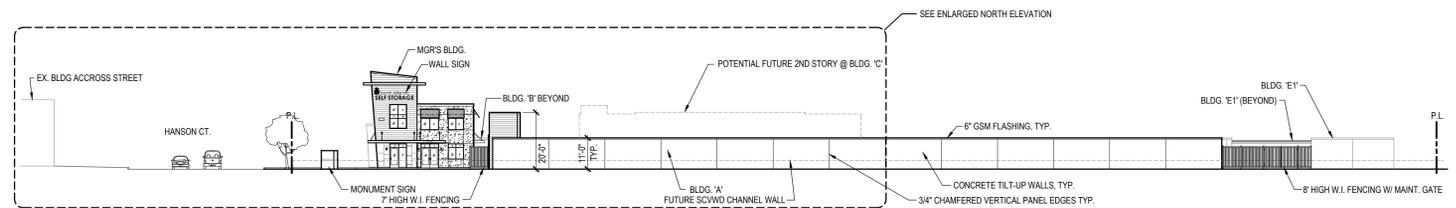
EAST ELEVATION

SCALE: 1" = 30'-0"



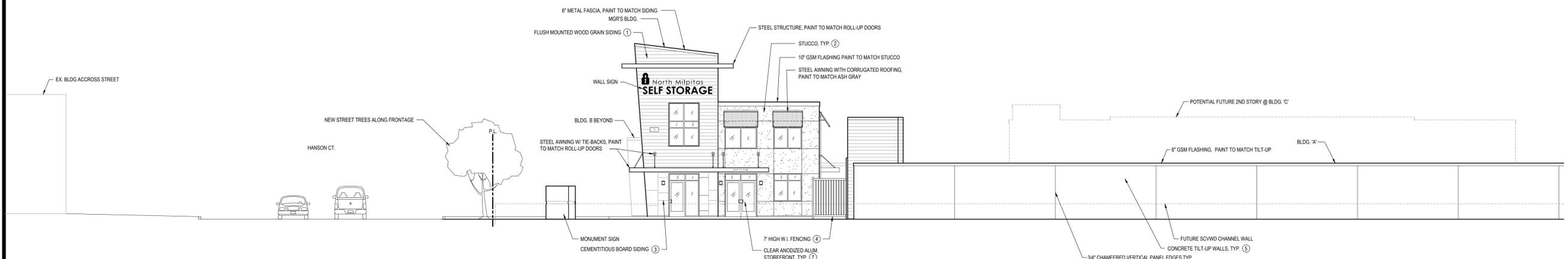
PARTIAL EAST ELEVATION - ENLARGED

SCALE: 1" = 10'-0"



NORTH ELEVATION

SCALE: 1" = 30'-0"

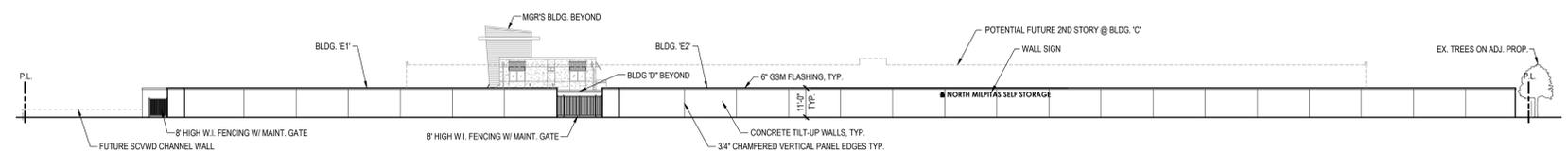


PARTIAL NORTH ELEVATION - ENLARGED

SCALE: 1" = 10'-0"

LEGEND

- ① REYNOLDBOND DESIGN LINE - ITALIAN WALNUT
- ② LA HABRA PACIFIC SAND X-97 - LIGHT TAN
- ③ HARDI REVEAL PANEL - CHARCOAL
- ④ KELLY MOORE 3960-3 CLUBHOUSE - CHARCOAL GRAY
- ⑤ BENJAMIN MOORE 1552 - RIVER REFLECTIONS
- ⑥ JANUS INTERNATIONAL - PATRIOT RED
- ⑦ CLEAR ANODIZED ALUMINUM FRAME, CLEAR GLASS
- ⑧ GALVANIZED
- ⑨ MFCI PANELS - ASH GRAY
- ⑩ 2" REVEAL



WEST ELEVATION

SCALE: 1" = 30'-0"

Revisions	Date

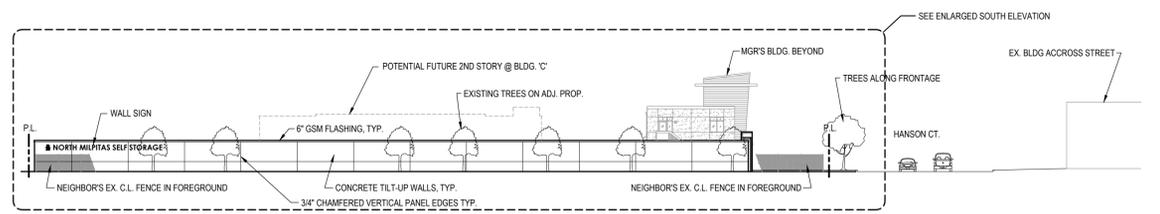


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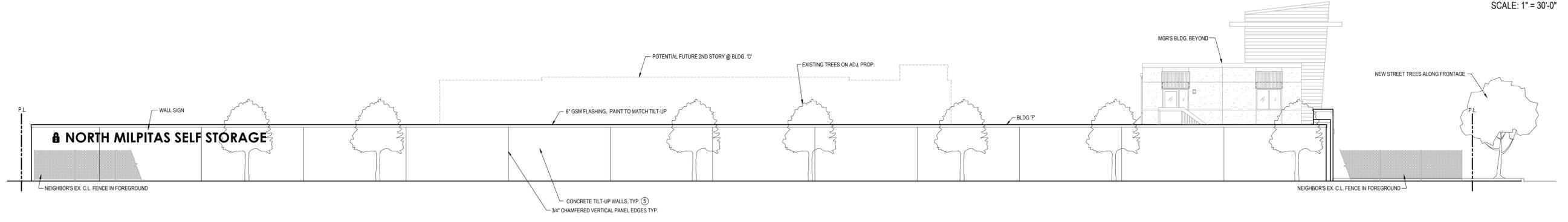
PROPOSED SELF STORAGE
1 HANSON CT.,
MILPITAS, CA.
PROJECT ELEVATIONS

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Sheet Number
3A

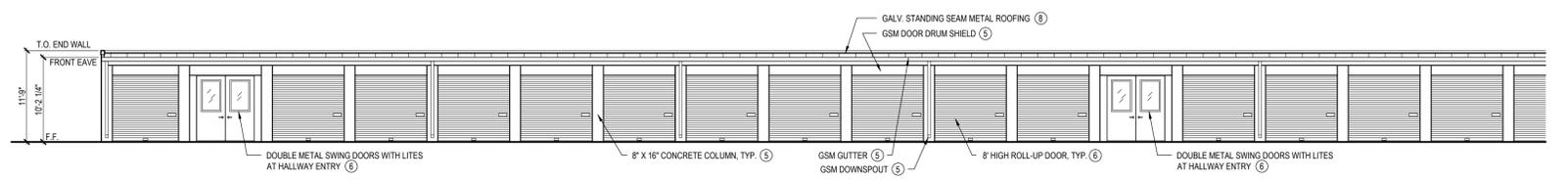
Revisions	Date



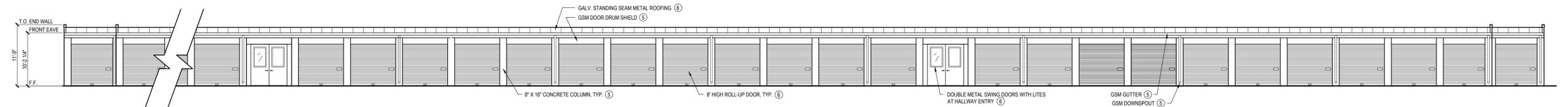
SOUTH ELEVATION
SCALE: 1" = 30'-0"



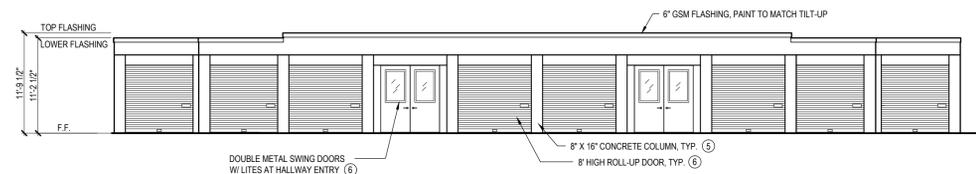
PARTIAL ENLARGED SOUTH ELEVATION
SCALE: 1" = 10'-0"



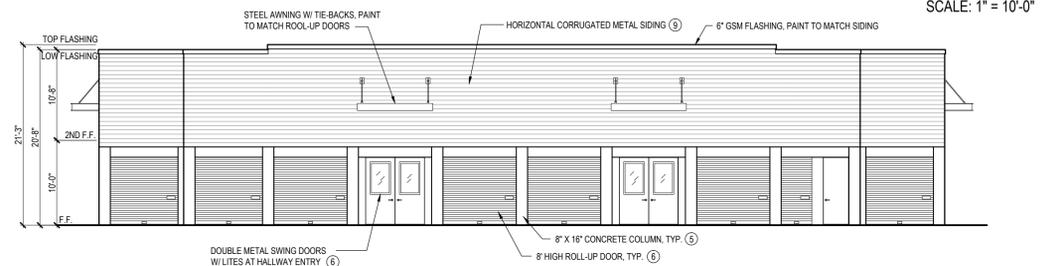
TYPICAL SINGLE STORY ELEVATIONS (INTERIOR FACING)
BLDG A WEST HALF SHOWN - OTHERS SIMILAR
SCALE: 1" = 10'-0"



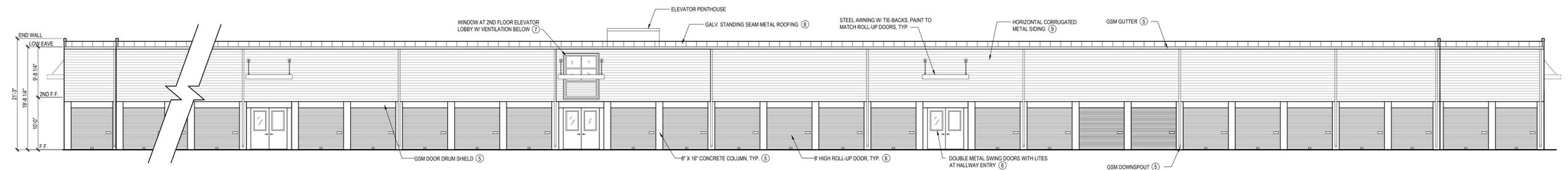
BLDG C WEST ELEVATION (INTERIOR FACING)
EAST ELEVATION SIMILAR
SCALE: 1" = 10'-0"



BLDG C NORTH ELEVATION (INT. FACING)
SOUTH ELEVATION SIMILAR
SCALE: 1" = 10'-0"



BLDG C NORTH ELEV. W/ FUTURE 2ND STORY (INT. FACING)
SOUTH ELEVATION SIMILAR
NOTE: 2ND FLOOR NOT-A-PART OF INITIAL CONSTRUCTION OR BUILDING PERMIT, SHOWN FOR REFERENCE ONLY
SCALE: 1" = 10'-0"



BLDG C EAST ELEVATION W/ FUTURE 2ND STORY (INTERIOR FACING)
WEST ELEVATION SIMILAR
NOTE: 2ND FLOOR NOT-A-PART OF INITIAL CONSTRUCTION OR BUILDING PERMIT, SHOWN FOR REFERENCE ONLY
SCALE: 1" = 10'-0"

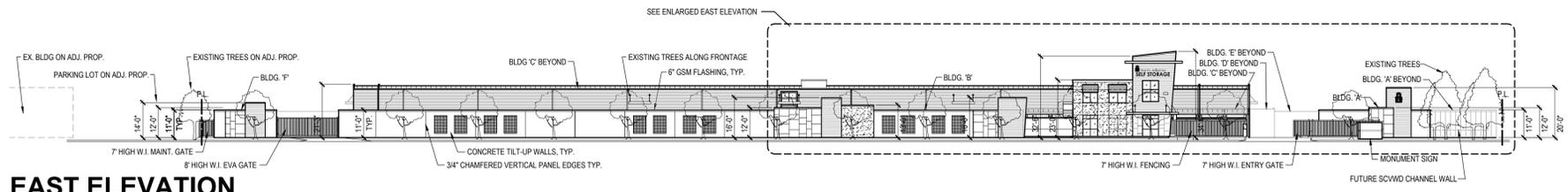
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1 HANSON CT.,
MILPITAS, CA.
PROJECT ELEVATIONS

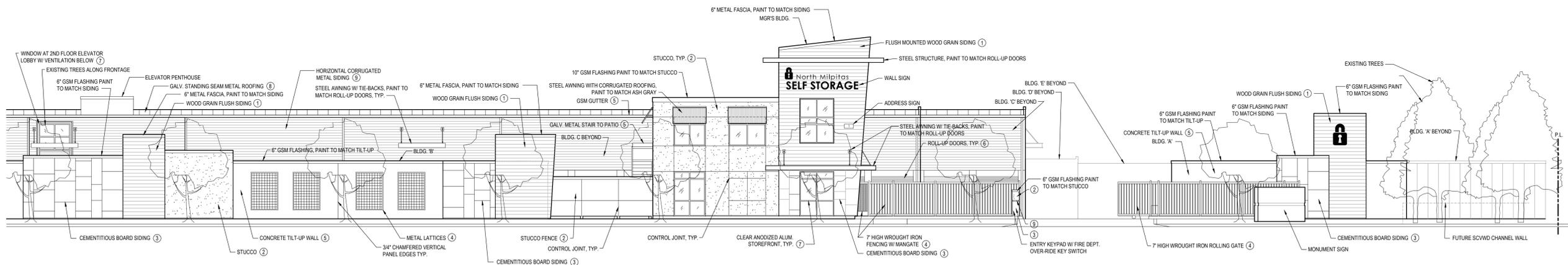
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EJB
Date
8/1/15
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AS NOTED
File Name
Elevations2
Planning File Numbers

Sheet Number
3B



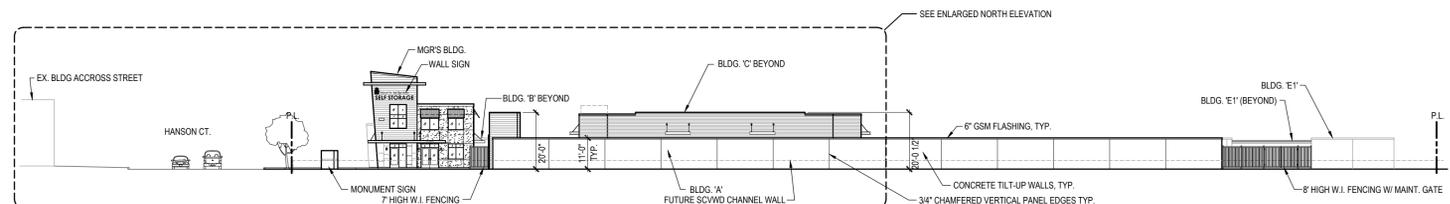
EAST ELEVATION

SCALE: 1" = 30'-0"



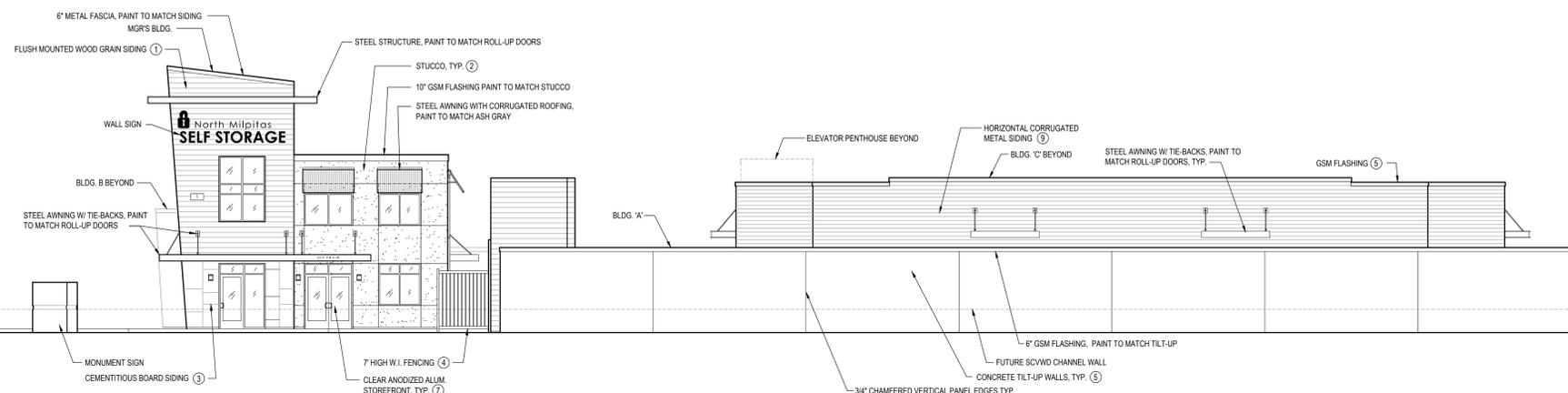
PARTIAL EAST ELEVATION - ENLARGED

SCALE: 1" = 10'-0"



NORTH ELEVATION

SCALE: 1" = 30'-0"

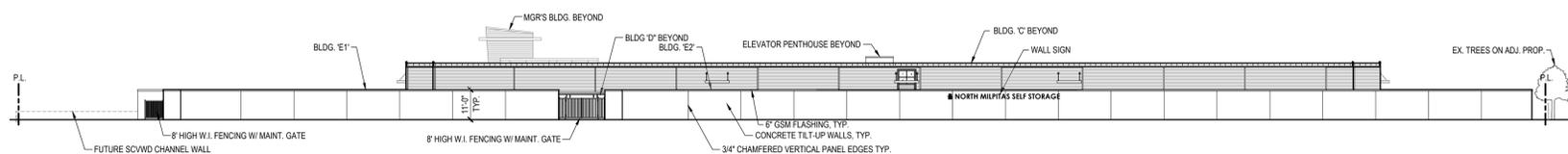


PARTIAL NORTH ELEVATION - ENLARGED

SCALE: 1" = 10'-0"

LEGEND

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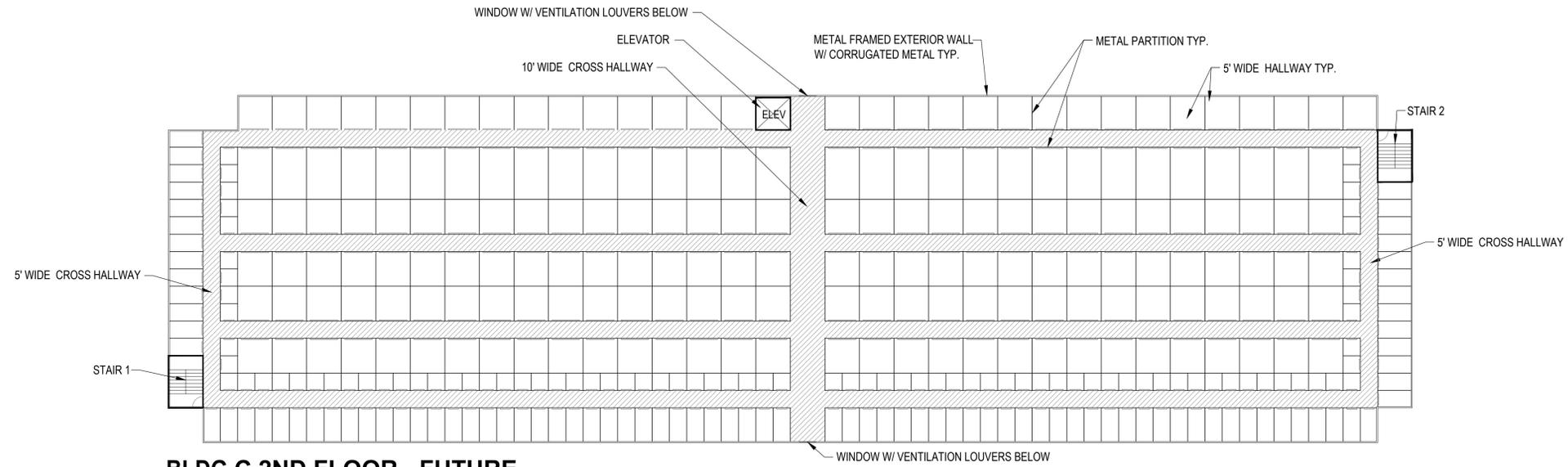


PROPOSED SELF STORAGE
 1 HANSON CT., MILPITAS, CA.
PROJECT ELEVATIONS
 W/ POTENTIAL FUTURE 2ND PHASE

Drawn By	EJB
Date	8/1/15
Scale	AS NOTED
File Name	Elevations2
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3C

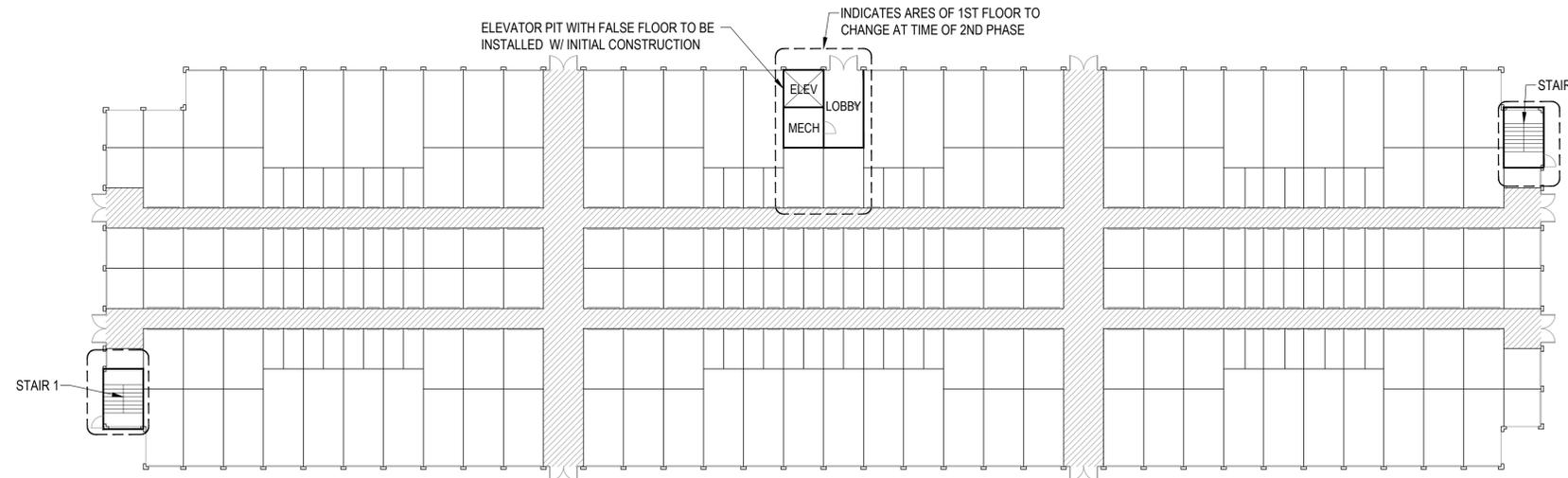
PHASING PLAN



BLDG C 2ND FLOOR - FUTURE

2ND FLOOR ADDITION PENDING SUCCESS OF PHASE 1 - FINAL UNIT CONFIGURATION TBD BASED ON MARKET DEMAND

TOTAL AREA: 35,500 SF
 NET RENTABLE: 26,850 SF
 NO. UNITS: 367
 AVE. UNIT SIZE: 73.4 SF

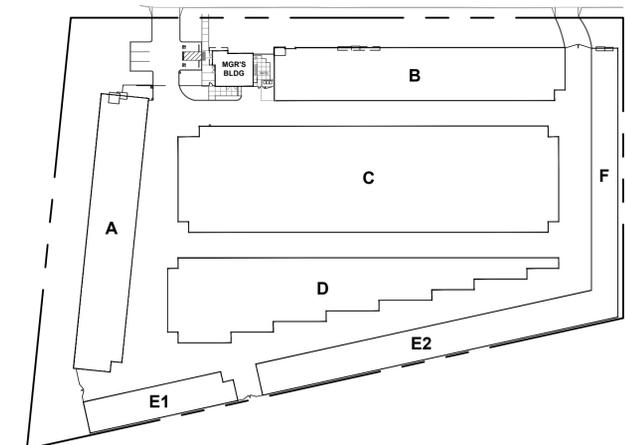


BLDG C 1ST FLOOR

W/ MODIFICATIONS TO PHASE 1 1ST FLOOR PLAN SHOWN

NET RENTABLE LOST*: -700 SF
 NO. UNITS LOST*: -6

* DUE TO ADDITION OF STAIRS, ELEVATOR, LOBBY, & MECH. ROOM



KEY PLAN



Revisions	Date

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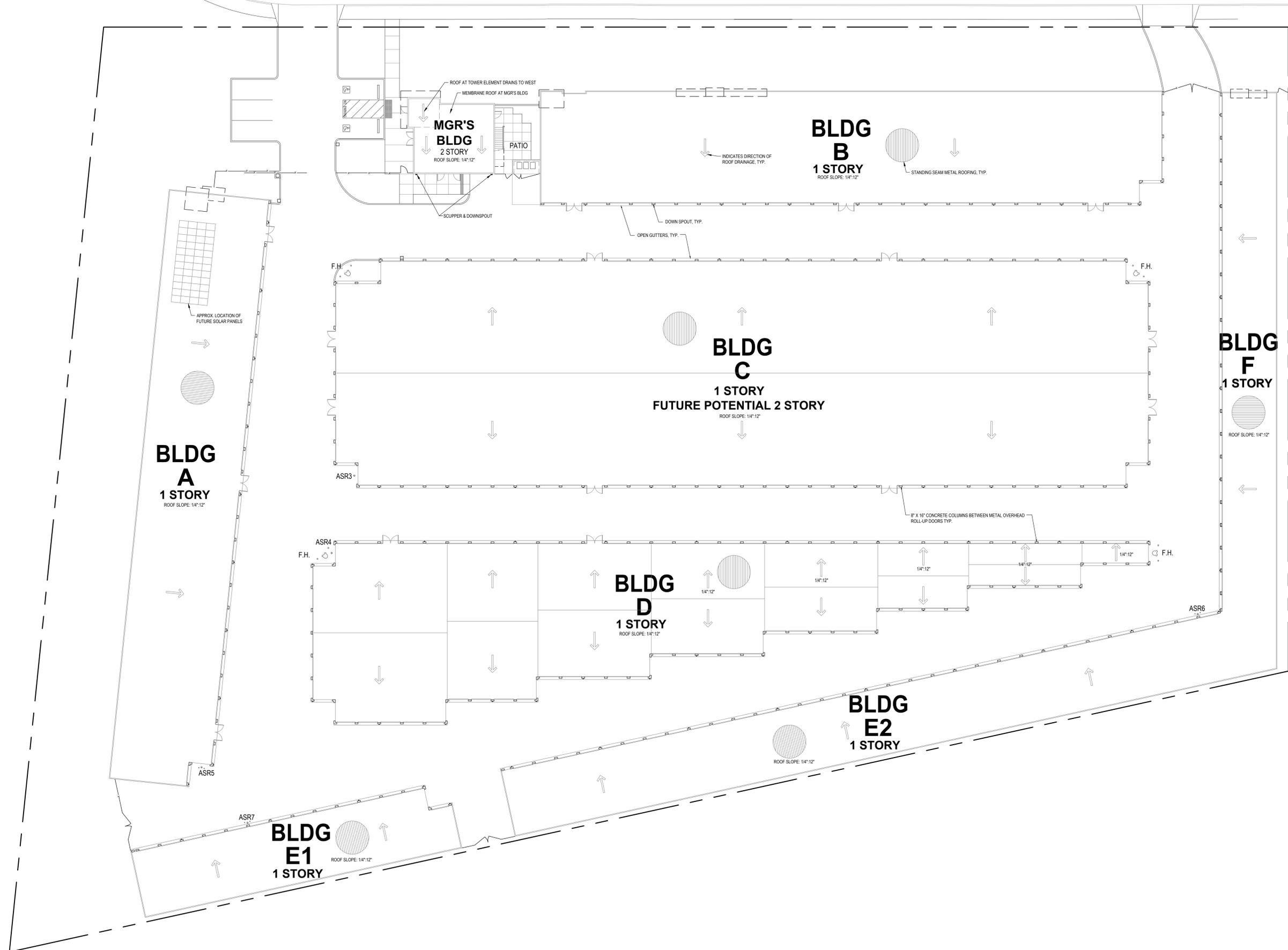


PROPOSED SELF STORAGE
 1 HANSON CT.,
 MILPITAS, CA.
PHASING PLAN

Drawn By	EJB
Date	8/1/15
Scale	1" = 20'
File Name	Elevations2
Planning File Numbers	
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ROOF PLAN



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PROPOSED SELF STORAGE
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ROOF PLAN

Drawn By	EJB
Date	8/1/15
Scale	1" = 20'
File Name	Elevations2
Planning File Numbers	
Sheet Number	5

SIGN PLAN



Revisions	Date



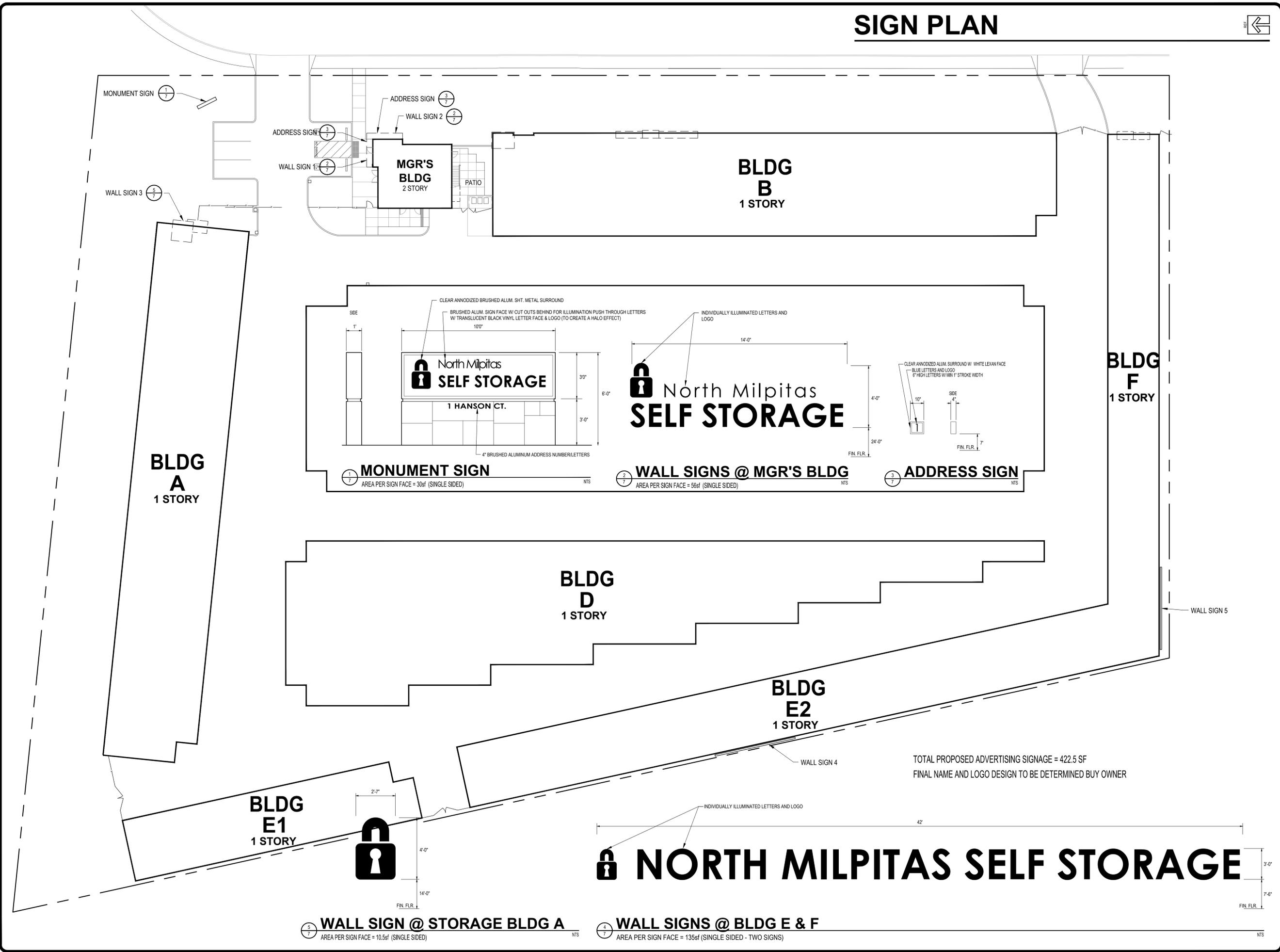
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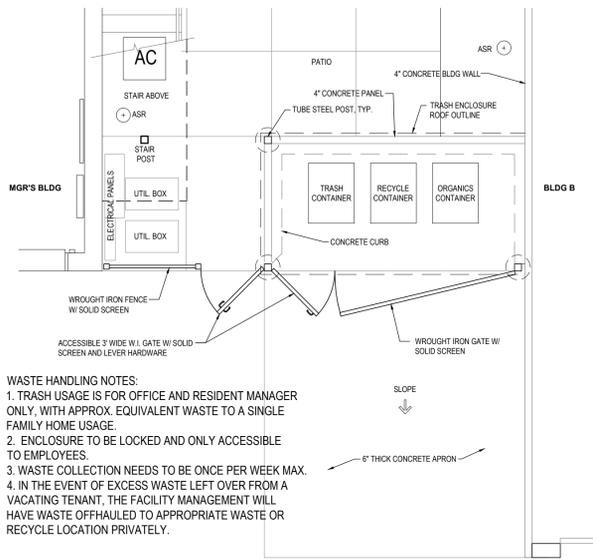


PROPOSED SELF STORAGE
 1 HANSON CT., MILPITAS, CA.
SIGN PLAN

Drawn By	EJB
Date	8/1/15
Scale	AS NOTED
File Name	Elevations2
Planning File Numbers	
Sheet Number	7

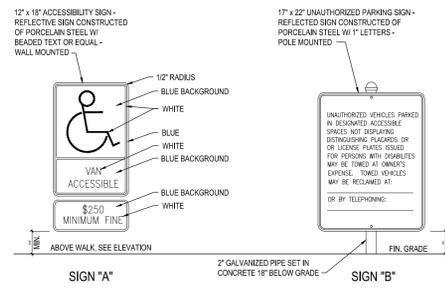
3RD FULL PLANNING SUBMITTAL JUNE '15





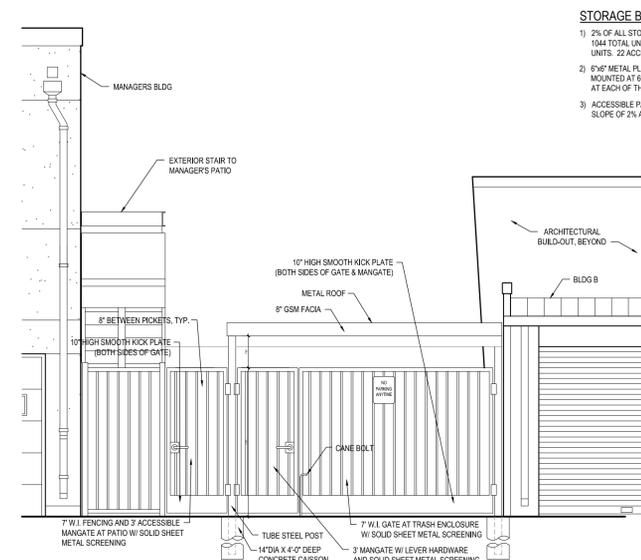
1 TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"



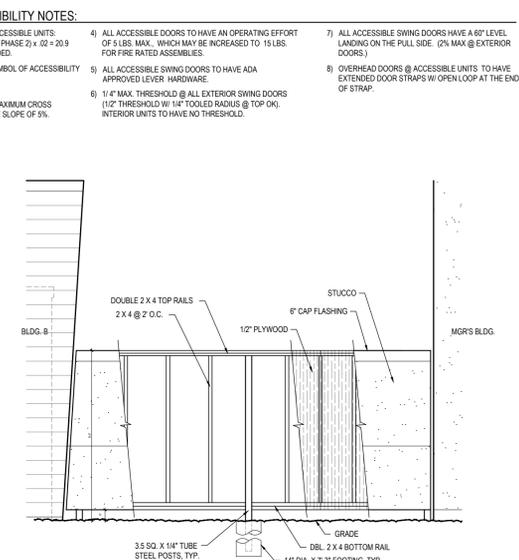
2 ADA PARKING SIGNS

SCALE: 1" = 1'-0"



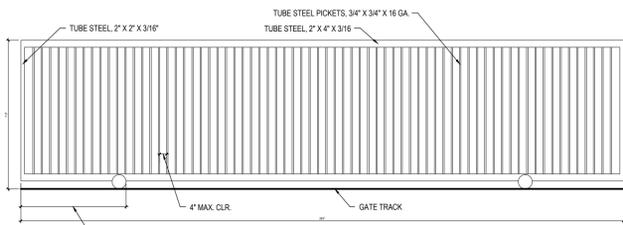
3 TRASH ENCLOSURE GATES

SCALE: 1/4" = 1'-0"



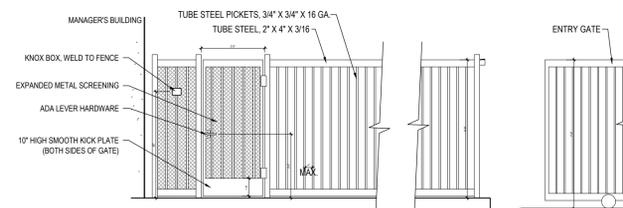
4 PATIO FENCE DETAIL

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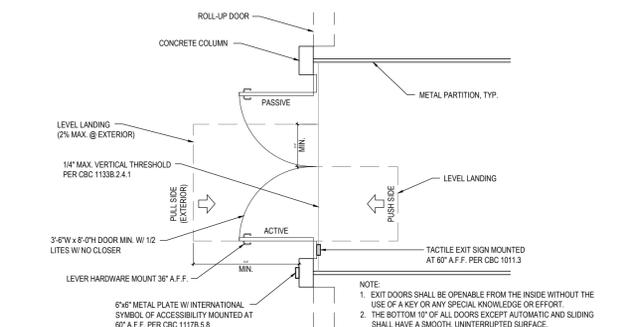
5 ENTRY GATE DETAIL

SCALE: 1/4" = 1'-0"



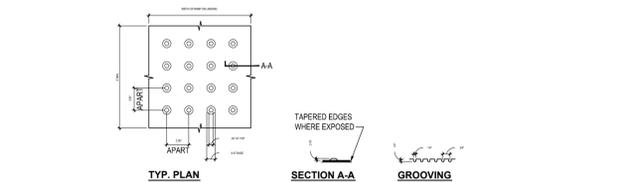
6 ACCESSIBLE MAN GATE

SCALE: 1/4" = 1'-0"



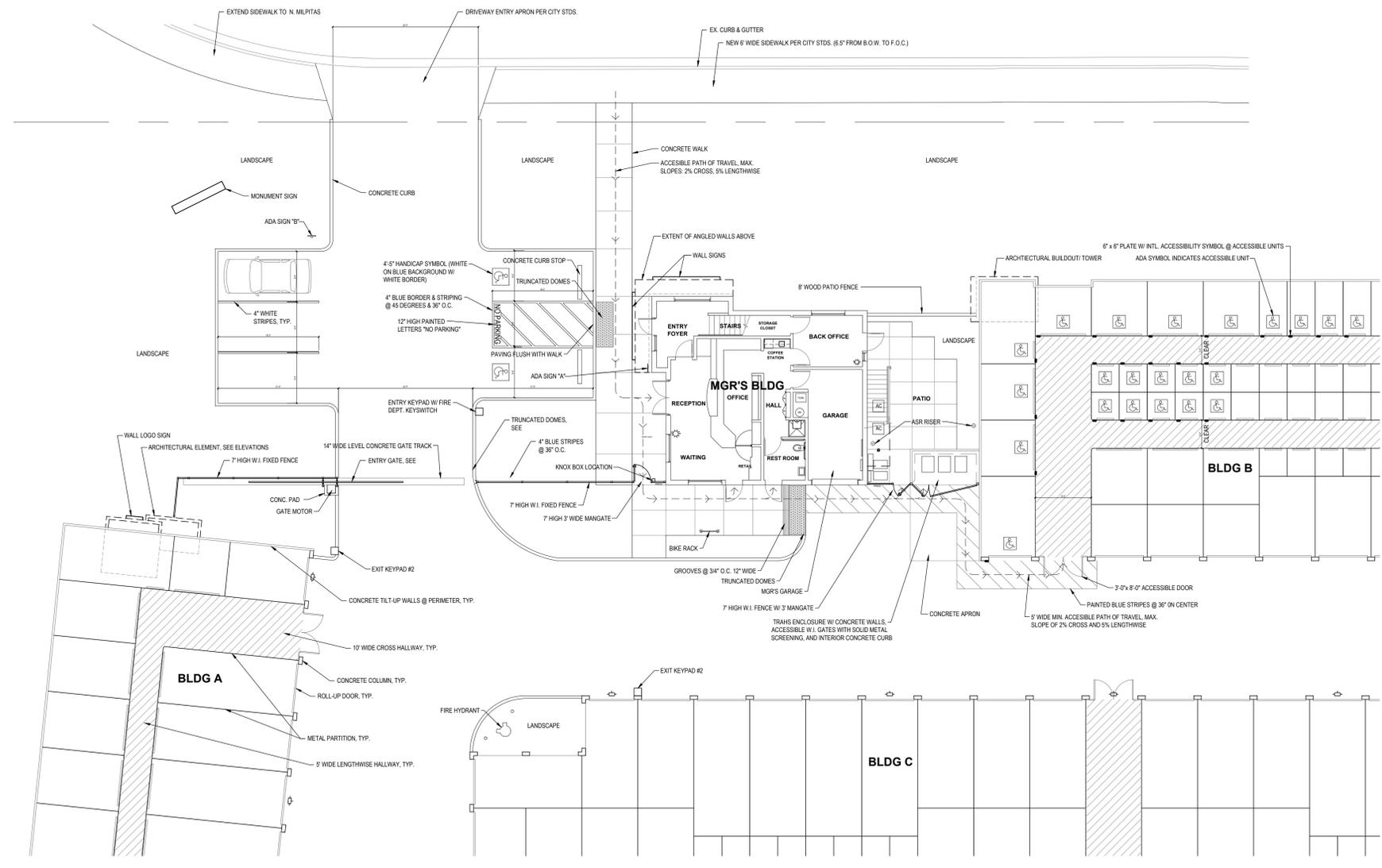
7 ACCESSIBLE ENTRY/EXIT DOOR

SCALE: 1/4" = 1'-0"



8 TRUNCATED DOMES & GROOVING

SCALE: 1-1/2" = 1'-0"



9 ENTRY PLAN

SCALE: 3/32" = 1'-0"

STORAGE BUILDING ACCESSIBILITY NOTES:

- 2% OF ALL STORAGE UNITS TO BE ADA ACCESSIBLE UNITS. 1044 TOTAL UNITS (INCLUDING POTENTIAL PHASE 2) x .02 = 20.9 UNITS. 22 ACCESSIBLE UNITS ARE PROVIDED.
- 6"x6" METAL PLATE W/ INTERNATIONAL SYMBOL OF ACCESSIBILITY MOUNTED AT 60" A.F.F. PER CBC 11179.5.8 AT EACH OF THE 14 ACCESSIBLE UNITS.
- ACCESSIBLE PATH OF TRAVEL TO HAVE MAXIMUM CROSS SLOPE OF 2% AND MAXIMUM LENGTHWISE SLOPE OF 5%.
- ALL ACCESSIBLE DOORS TO HAVE AN OPERATING EFFORT OF 5 LBS. MAX. WHICH MAY BE INCREASED TO 15 LBS. FOR FIRE RATED ASSEMBLIES.
- ALL ACCESSIBLE SWING DOORS TO HAVE ADA APPROVED LEVER HARDWARE.
- 1 1/4" MAX. THRESHOLD @ ALL EXTERIOR SWING DOORS (1/2" THRESHOLD W/ 1 1/2" TOOLED RADIUS @ TOP OK). INTERIOR UNITS TO HAVE NO THRESHOLD.
- ALL ACCESSIBLE SWING DOORS HAVE A 60" LEVEL LANDING ON THE PULL SIDE. (2% MAX @ EXTERIOR DOORS)
- OVERHEAD DOORS @ ACCESSIBLE UNITS TO HAVE EXTENDED DOOR STRIPS W/ OPEN LOOP AT THE END OF STRAP

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PROPOSED SELF STORAGE
 1 HANSON CT., MILPITAS, CA.
MISC. DETAILS

Drawn By	EJB
Date	8/1/15
Scale	3/32" = 1'
File Name	Elevations2
Planning File Numbers	
Sheet Number	

8

LEGEND	PROPOSED	EXISTING
PROPERTY LINE	---	---
ADJACENT PROPERTY LINE	---	---
CENTERLINE	---	---
EASEMENT	---	---
MONUMENT LINE	---	---
BUILDING LINE	---	---
APPROX. FLOOD ZONE BOUNDARY	---	---
FOUND MONUMENT AS NOTED	●	●
FOUND IRON PIPE OR AS NOTED	○	○
LIGHT	○	○
TRANSFORMER	⊠	⊠
FIRE HYDRANT	⊗	⊗
STORM DRAIN MANHOLE	⊙	⊙
MANHOLE	○	○
CLEAN OUT	○	○
VALVE	⊗	⊗
CATCH BASIN / DROP INLET	⊕	⊕
SD PUMP	⊕	⊕
BUBBLER	⊕	⊕
WATER METER	⊕	⊕
GAS METER	⊕	⊕
UTILITY POLE W/ GUY WIRE	⊕	⊕
JUNCTION BOX	⊕	⊕
CHECK VALVE	⊕	⊕
AREA DRAIN	⊕	⊕
UTILITY BOX (SIZE VARIES)	⊕	⊕
SIGN	⊕	⊕
BOLLARD	⊕	⊕
TREE W/ SIZE AND ELEVATION	⊕	⊕
SPOT ELEVATION	100.0	100.0
AERIAL SPOT ELEVATION	32.1	32.1
BOREHOLE LOCATION	⊕	⊕
CONTOUR	---	---
INDEX CONTOUR	---	---
CURB	---	---
CURB & GUTTER	---	---
VALLEY GUTTER	---	---
CONCRETE	---	---
FENCE	---	---
RETAINING WALL	---	---
SANITARY SEWER	SS	SS
STORM DRAIN	SD	SD
WATER	W	W
FIRE SERVICE	FS	FS
GAS	G	G
ELECTRIC	E	E
TELEPHONE	T	T
OVERHEAD	OH	OH
UNKNOWN	UNK	UNK
FIBER OPTIC CABLE	FO	FO
LIGHTNING CONDUIT	---	---

ABBREVIATIONS			
AC	ASPHALTIC CONCRETE	PVC	POLYVINYL CHLORIDE
ACWP	ASBESTOS CEMENT WATER PIPE	RCP	REINFORCED CONCRETE PIPE
BTM	BOTTOM	RIM	RIM ELEVATION
CONC	CONCRETE	SD	STORM DRAIN
DI	DROP INLET	SS	SANITARY SEWER
EB	ELECTRIC BOX	SSCO	SANITARY SEWER CLEAN OUT
ECAB	ELECTRICAL CABINET	SSMH	SANITARY SEWER MANHOLE
ELEC	ELECTRICAL	TB	TELEPHONE BOX
EMH	ELECTRICAL MANHOLE	TC	TOP OF CURB
ESMT	EASEMENT	TELE	TELEPHONE
FF	FINISH FLOOR	TMH	TELEPHONE MANHOLE
FG	FINISH GRADE	UB	UTILITY BOX
FL	FLOW LINE	VCP	VITRIFIED CLAY PIPE
HB	HOSEBIB	W	WITH
INV	INVERT ELEVATION	WTR	WATER
LIP	LIP OF GUTTER		
O.R.	OFFICIAL RECORD		
OVD	OVERFLOW DRAIN		
PL	PIPELINE		
PV	PAVEMENT		

KIER & WRIGHT STANDARD NOTES

- ALL GRADING SHALL BE DONE IN ACCORDANCE WITH RECOMMENDATIONS IN THE SOIL AND FOUNDATION INVESTIGATION PREPARED FOR THIS SITE BY CORNERSTONE EARTH GROUP, DATED OCTOBER 15, 2014, PROJECT NO. 726-1-3.
- THE ORGANIC MATERIAL COVERING THE SITE SHALL BE STRIPPED AND STOCKPILED. THE STRIPPINGS SHALL BE USED TO BACKFILL ALL LANDSCAPE PLANTERS AND ROUGH GRADE MOUND AREAS AS SHOWN ON LANDSCAPE DRAWINGS. TO WITHIN 1" OF GRADES SHOWN, EXCESS STRIPPINGS AND EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE BY THE GRADING CONTRACTOR.
- ADJUSTMENTS TO BUILDING PAD ELEVATIONS OR PARKING LOT GRADES TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.
- COMPACTION TO BE DETERMINED USING ASTM D1557-LATEST EDITION.
- THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES.) HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
- CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO ANY SITE WORK. ALL WORK FOR STORM AND SANITARY INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UPSTREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
- SHOULD DISCREPANCIES EXIST BETWEEN THE ACTUAL ELEVATIONS AND LOCATIONS OF EXISTING UTILITY CONNECTIONS AND THOSE AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY KIER & WRIGHT CIVIL ENGINEERS AND SURVEYORS, INC., AT (408) 727-6665 BEFORE ADJUSTING UTILITY DESIGN.
- CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY AND SEWER LINES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. IF THE CONTRACTOR REQUIRES ASSISTANCE HE SHALL CALL KIER & WRIGHT CIVIL ENGINEERS AND SURVEYORS, INC. AT (408) 727-6665 AND REQUEST A SURVEY CREW TO MAKE THE DETERMINATION. PIPE SHALL NOT BE STRUNG NOR TRENCHING COMMENCED UNTIL ALL CROSSINGS HAVE BEEN VERIFIED FOR CLEARANCE. IF THE CONTRACTOR FAILS TO FOLLOW THIS PROCEDURE, HE WILL BE SOLELY RESPONSIBLE FOR ANY EXTRA WORK OR MATERIAL REQUIRED IF MODIFICATIONS TO THE DESIGN ARE NECESSARY.
- THE CONTRACTOR SHALL SET HIS STRING OR WIRE THROUGH AT LEAST THREE GRADE STAKES TO VERIFY THE GRADE, IF THE STAKES DO NOT PRODUCE A UNIFORM GRADE, NOTIFY THE ENGINEER IMMEDIATELY AND HAVE THE GRADES CHECKED PRIOR TO TRENCHING.
- STORM DRAIN PIPES DESIGNATED AS "SD FROM 4" TO 24" IN DIAMETER SHALL BE SDR-35 P.V.C. (HANCOR SURE-LOK WT PIPE OR APPROVED EQUAL), CLASS HDPE SMOOTH INTERIOR PIPE PER ASTM D3212 (HANCOR SURE-LOK WT PIPE OR APPROVED EQUAL) OR DUCTILE IRON PIPE (D.I.P.), IF SPECIFIED ON PLANS. NO MATERIAL SUBSTITUTION SHALL BE ALLOWED FOR DUCTILE IRON PIPE. ANY PIPES LARGER THAN 24" IN DIAMETER SHALL BE CLASS III REINFORCED CONCRETE PIPE (R.C.P.), HDPE AND P.V.C. PIPE SHALL ONLY BE USED WHEN THE MANUFACTURER RECOMMENDATION REQUIREMENTS ARE MET. PIPE MADE OF ANY OTHER MATERIAL MAY BE USED ONLY AFTER APPROVAL OF THE ENGINEER.
- ALL UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO MANHOLES, CATCH BASINS, WATER VALVES, FIRE HYDRANTS, TELEPHONE AND ELECTRIC VAULTS AND PULL BOXES THAT LIE WITHIN AREAS EFFECTED BY WORK ON THIS PROJECT SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR OR THE RESPECTIVE UTILITY COMPANY. THE CONTRACTOR IS RESPONSIBLE TO AFFECT COORDINATION.
- ALL AREAS TO BE GRADED AT 1% MINIMUM FOR DRAINAGE EXCEPT ALONG FLOWLINE OF CURB AND GUTTER OR VALLEY GUTTER, AS SHOWN.
- CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.
- PROPOSED SPOT GRADES (ELEVATIONS) SHOWN HEREON ARE FINISHED PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS NOTED OTHERWISE.
- ESTIMATED EARTHWORK QUANTITIES: EARTHWORK QUANTITIES SHOWN (IF ANY), OR OTHERWISE SUPPLIED BY KIER & WRIGHT, ARE APPROXIMATE ONLY AND SHOWN FOR THE PURPOSES OF CALCULATING GRADING PERMIT FEES. KIER & WRIGHT ASSUMES NO LIABILITY FOR THE ACCURACY OF THESE QUANTITIES.
- WHEN A GRADING PERMIT IS ISSUED ON THIS PROJECT THE AGENCY APPROVAL APPLIES ONLY TO GRADING. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL OTHER NECESSARY PERMITS TO ACCOMPLISH PROPOSED SITE WORK. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR OBTAIN ALL NECESSARY UNDERGROUND PERMITS BEFORE ROUGH GRADING THE SITE, AS REVISIONS TO UNDERGROUND FACILITIES MANDATED BY PLAN CHECKING AGENCIES MAY SUBSTANTIALLY EFFECT GRADING INCLUDING FINISHED FLOOR ELEVATIONS.
- THE CONTRACTOR SHALL VERIFY THE CONTENTS AND THICKNESSES OF THE BUILDING SLAB SECTION (IE, CONCRETE, SAND, ROCK) WITH THE STRUCTURAL PLANS AND THE ELEVATIONS SHOWN HEREON PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.
- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
- WHERE OFF-SITE DRIVEWAY APPROACHES ARE TO BE CONSTRUCTED THE ON-SITE DRIVEWAY SHALL NOT BE CONSTRUCTED UNTIL THE OFF-SITE IMPROVEMENTS ARE INSTALLED. THE ON-SITE DRIVEWAY SHALL CONFORM TO THE COMPLETED OFF-SITE DRIVEWAY.
- ALL PIPES SHALL HAVE A MINIMUM COVER OF 3' FROM FINISH GRADE UNLESS OTHERWISE SPECIFIED ON THE PLANS.

SITE ACCESSIBILITY NOTES

- ALL SITE WORK SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE, THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG), THE 2013 CALIFORNIA BUILDING CODE AND ANY LOCAL OR STATE AMENDMENTS THEREOF.
- ALL PEDESTRIAN SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. SURFACES WITH A SLOPE OF LESS THAN 6% SLOPE SHALL BE AT LEAST AS SLIP-RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH. SURFACES WITH GREATER THAN A 6% SLOPE SHALL BE SLIP RESISTANT.
- A LEVEL AREA IS DEFINED AS A SPECIFIED SURFACE THAT DOES NOT HAVE A SLOPE IN ANY DIRECTION EXCEEDING 1:50 (2% SLOPE). SURFACE SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED 1:50 (2% SLOPE) IN ANY DIRECTION.

WALKS AND SIDEWALKS:

- A WALK IS DEFINED AS A SURFACED PEDESTRIAN WAY NOT LOCATED CONTIGUOUS TO A STREET USED BY THE PUBLIC. A SIDEWALK IS DEFINED AS A SURFACED PEDESTRIAN WAY CONTIGUOUS TO A STREET USED BY THE PUBLIC.
- WALKS AND SIDEWALKS SHALL HAVE A CROSS SLOPE THAT DOES NOT EXCEED 1:50 (2% SLOPE). THE SLOPE IN THE DIRECTION OF TRAVEL SHALL BE LESS THAN 1:20 (5% SLOPE) UNLESS OTHERWISE INDICATED AND SHALL HAVE A CONTINUOUS COMMON SURFACE NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2 INCH AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH.
- WALKS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60 INCHES BY 60 INCHES AT A DOOR OR GATE THAT SWINGS TOWARD THE WALK, AND NOT LESS THAN 48 INCHES WIDE BY 48 INCHES DEEP AT A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK. SUCH WALKS SHALL EXTEND 24 INCHES TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARD THE WALK.

CURB RAMPS:

- A CURB RAMP IS DEFINED AS A SLOPING PEDESTRIAN WAY, INTENDED FOR PEDESTRIAN TRAFFIC, WHICH PROVIDES ACCESS BETWEEN A WALK OR SIDEWALK AND A SURFACE LOCATED ABOVE OR BELOW AN ADJACENT CURB FACE, AS DIFFERENTIATED FROM A RAMP.
- CURB RAMPS SHALL BE A MINIMUM OF 4 FEET WIDE WITH A SLOPE NOT EXCEEDING 1:12 (8.33% SLOPE). TRANSITIONS FROM RAMPS TO WALKS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGE. MAXIMUM SLOPES OF AN ADJOINING GUTTER, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20 (5% SLOPE) WITHIN 4 FEET OF THE TOP AND BOTTOM OF THE CURB RAMP. THE SLOPE OF THE FANNED OR FLARED SIDES OF CURB RAMPS SHALL NOT EXCEED 1:10 (10% SLOPE).
- A LEVEL LANDING 4 FEET DEEP SHALL BE PROVIDED AT THE UPPER END OF EACH CURB RAMP OVER ITS FULL WIDTH TO PERMIT SAFE EGRESS FROM THE RAMP SURFACE, OR THE SLOPE OF THE FANNED OR FLARED SIDES OF THE CURB RAMP SHALL NOT EXCEED 1:12 (8.33% SLOPE).
- TRANSITIONS FROM RAMPS AND LANDING TO WALKS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.
- MAXIMUM SLOPES OF ADJOINING GUTTERS, THE ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTES SHALL NOT EXCEED 5 PERCENT WITHIN 4'-0" OF THE TOP AND BOTTOM OF THE CURB RAMP.
- THE EDGE OF THE DETECTABLE WARNING SURFACE NEAREST THE STREET SHALL BE BETWEEN 6" AND 8" FROM THE GUTTER FLOWLINE.
- ACCESSIBLE RAMPS SHALL HAVE A 12" WIDE BORDER WITH 1/4" GROOVES APPROXIMATELY 3/4" O.C. SEE GROOVING DETAIL. THE SURFACE OF THE RAMP SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
- IF LOCATED ON A CURVE, THE SIDES OF THE RAMP NEED NOT BE PARALLEL, BUT THE MINIMUM WIDTH OF THE RAMP SHALL BE 4'-0".
- CURB RAMPS SHALL HAVE A DETECTABLE WARNING SURFACE THAT EXTENDS THE FULL WIDTH AND MIN. DEPTH OF THE RAMP. DETECTABLE WARNING SURFACES SHALL CONFORM TO THE DETAILS ON THIS PLAN AND CALIFORNIA BUILDING CODE, DIMENSIONS AND PLACEMENT OF DOMES SHALL COMPLY WITH THE MOST CURRENT CALIFORNIA BUILDING CODE REQUIREMENTS, AS MANDATED BY THE LOCAL JURISDICTION.
- UTILITY PULL BOXES, MANHOLES, VAULTS AND ALL OTHER UTILITY FACILITIES WITHIN THE BOUNDARIES OF THE CURB RAMP SHOULD BE RELOCATED OR ADJUSTED TO GRADE BY PRIOR TO, OR IN CONJUNCTION WITH, CURB RAMP CONSTRUCTION.

RAMPS:

- A RAMP IS DEFINED AS A WALKING SURFACE WHICH HAS A RUNNING SLOPE GREATER THAN 1:20 (5% SLOPE) INTENDED FOR PEDESTRIAN TRAFFIC AND AS DIFFERENTIATED FROM A CURB RAMP. ANY ACCESSIBLE ROUTE OF TRAVEL SHALL BE CONSIDERED A RAMP IF ITS SLOPE IS GREATER THAN 1:20 (5% SLOPE).
- RAMPS SHALL HAVE A MINIMUM CLEAR WIDTH OF 48 INCHES, UNLESS REQUIRED TO BE WIDER BY SOME OTHER PROVISION OF THE CODES IN EFFECT. THE MAXIMUM SLOPE OF A RAMP SHALL BE 1:12 (8.33% SLOPE), THE MAXIMUM RISE FOR ANY RUN SHALL BE 30 INCHES. THE CROSS SLOPE OF RAMP SURFACES SHALL BE NO GREATER THAN 1:50 (2% SLOPE).
- LEVEL RAMP LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF EACH RAMP. INTERMEDIATE LANDINGS SHALL BE PROVIDED AT INTERVALS NOT EXCEEDING 30 INCHES OF VERTICAL RISE AND AT EACH CHANGE OF DIRECTION. LANDINGS ARE NOT CONSIDERED IN DETERMINING THE MAXIMUM HORIZONTAL DISTANCE OF EACH RAMP. TOP LANDINGS SHALL BE NOT LESS THAN 60 INCHES WIDE AND SHALL HAVE A LENGTH OF NOT LESS THAN 60 INCHES IN THE DIRECTION OF RAMP RUN. LANDINGS AT THE BOTTOM OF RAMPS SHALL HAVE A DIMENSION IN THE DIRECTION OF RAMP RUN OF NOT LESS THAN 72 INCHES.

CIVIL SHEET INDEX

SHEET NUMBER	SHEET TITLE	PLANNING SUBMITTAL DATE: 10.20.14	PLANNING SUBMITTAL DATE: 03.13.15	PLANNING SUBMITTAL DATE: 06.01.15
C1.0	COVER SHEET	●	●	●
C2.0	TOPOGRAPHIC SURVEY	●	●	●
C3.0	OVERALL SITE & PAVING PLAN	●	●	●
C3.1	TRUCK TURNING	●	●	●
C4.0	GRADING & DRAINAGE PLAN	●	●	●
C4.1	CROSS SECTIONS	●	●	●
C5.0	UTILITY PLAN	●	●	●
C6.0	STORMWATER MANAGEMENT PLAN	●	●	●
C7.0	EROSION CONTROL PLAN	●	●	●
C7.1	EROSION CONTROL NOTES & DETAILS	●	●	●
C8.0	CONSTRUCTION DETAILS	●	●	●
C8.1	CONSTRUCTION DETAILS	●	●	●

BENCHMARK

CITY OF MILPITAS BENCHMARK HAN-MIL. BRASS DISK IN MONUMENT WELL AT THE INTERSECTION OF HANSON COURT AND NORTH MILPITAS BOULEVARD.

ELEVATION: 19.291 (DATUM) NAVD 88

APPLICABLE CODES

- 2010 CALIFORNIA BUILDING CODE
- 2010 CALIFORNIA PLUMBING CODE
- 2010 CALIFORNIA ELECTRICAL CODE
- 2010 CALIFORNIA FIRE CODE
- 2010 TITLE 24
- ALL LOCAL & STATE AMENDMENTS

AS-BUILT INFORMATION NOTE

THE INFORMATION SHOWN ON THE TOPOGRAPHIC SURVEY IS BASED ON MULTIPLE SOURCES INCLUDING FIELD SURVEY, AS-BUILT RECORDS AND DESIGN DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL INFORMATION SHOWN ON THESE DRAWINGS PRIOR TO THE START OF CONSTRUCTION. CONTACT THE ENGINEER IMMEDIATELY IF CONFLICTS ARISE BETWEEN FIELD CONDITIONS AND THE DESIGN DRAWINGS.

FIRE PROTECTION SYSTEM NOTES

- THE UNDERGROUND FIRE PROTECTION SYSTEM SHOWN ON THESE DRAWINGS ARE SCHEMATIC AND ARE NOT INTENDED TO BE INSTALLATION DRAWINGS. THESE DRAWINGS SHALL NOT BE USED AS BASE SHEETS FOR SHOP DRAWINGS WITHOUT WRITTEN APPROVAL OF THE PREPARER.
- THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY NFPA 13, 24 AND THE LOCAL FIRE MARSHALL. SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE MARSHALL, THE RATING AGENCY, THE ARCHITECT, AND THE ENGINEER. PROVISIONS SHALL BE MADE IN THE SHOP DRAWINGS FOR MONITORING ALL VALVES AS REQUIRED BY THE LOCAL FIRE MARSHALL.
- THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL OBTAIN ALL APPROVALS PRIOR TO STARTING WORK. CONTRACTOR MUST OBTAIN PERMIT FROM THE LOCAL FIRE DEPARTMENT PRIOR TO INSTALLATION.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF COMPLIANCE OF THE SHOP DRAWINGS TO THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTAL. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EQUIPMENT LOCATIONS.

TOPOGRAPHIC SURVEY NOTES

- THE BOUNDARY EASEMENTS, AND OTHER ENCUMBRANCES SHOWN ON THIS DRAWING ARE BASED SOLELY UPON INFORMATION CONTAINED IN THE FOLLOWING DOCUMENTS: PRELIMINARY TITLE REPORT PREPARED BY REPUBLIC TITLE OF TEXAS, INC., ORDER NO. 1002-94281-RTT, DATED MAY 15, 2014, UPDATED MAY 21, 2014. THIS IS NOT A BOUNDARY SURVEY. NO LIABILITY IS ASSUMED BY KIER & WRIGHT FOR THE EXISTENCE OF ANY EASEMENT, ENCUMBRANCES, DISCREPANCIES IN BOUNDARY OR TITLE DEFECTS NOT SHOWN ON THIS DRAWING.
- THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL UNKNOWN UNDERGROUND UTILITIES.) HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
- BENCHMARK: CITY OF MILPITAS BENCHMARK HAN-MIL. BRASS DISK IN MONUMENT WELL AT THE INTERSECTION OF HANSON COURT AND NORTH MILPITAS BOULEVARD. ELEVATION: 19.291 (DATUM) NAVD 88
- A.P.N.: 022-31-020
- FLOOD ZONE NOTE: THIS SITE IS IN FLOOD ZONE "AH". AREAS OF THE 1% ANNUAL FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR; FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED. ELEVATION 15 PER FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 060344 0058 J DATED FEBRUARY 19, 2014.
- BASIS OF BEARINGS: THE BEARING OF NORTH 09°03'10" WEST TAKEN ON THE CENTERLINE OF HANSON COURT FORMERLY KNOWN AS NORTH MAIN STREET AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON JANUARY 9, 1974 IN BOOK 334 OF MAPS AT PAGE 54, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.

Revisions	Date



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SELF STORAGE
 1 HANSON COURT
 MILPITAS, CALIFORNIA

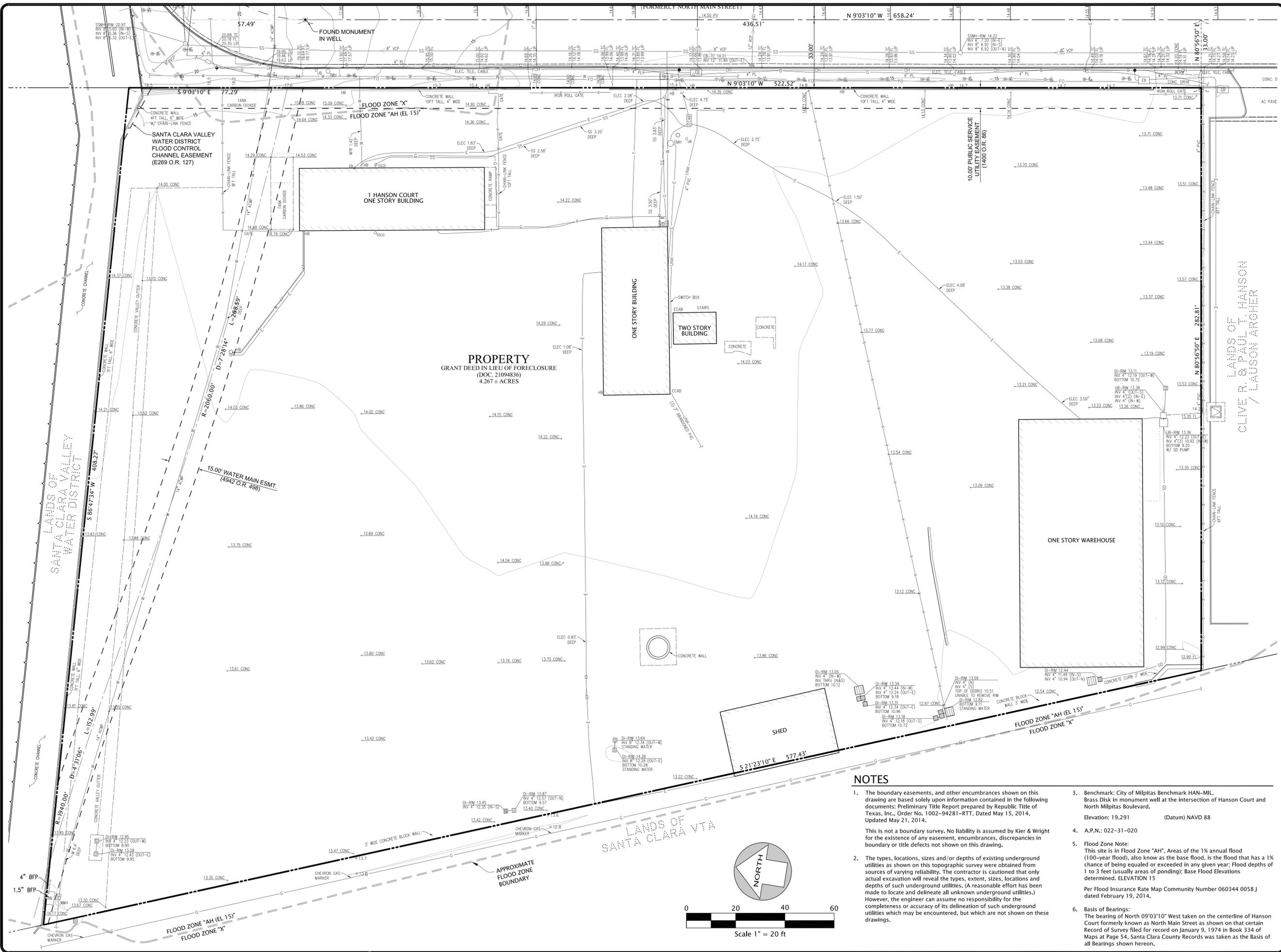
COVER SHEET

Drawn By
 STAFF
 Date
 06/01/15
 Scale
 AS SHOWN
 File Name
 Planning File Numbers
 Sheet Number

C1.0



Know what's below.
 Call 811 before you dig.



PROPERTY
GRANT DEED IN LIEU OF FORECLOSURE
(DOC. 21094836)
4.267 ± ACRES

NOTES

- The boundary easements, and other encumbrances shown on this drawing are based solely upon information contained in the following documents: Preliminary Title Report prepared by Republic Title of Texas, Inc., Order No. 1002-94281-RTT, Dated May 15, 2014, Updated May 21, 2014.

This is not a boundary survey. No liability is assumed by Kier & Wright for the existence of any easement, encumbrances, discrepancies in boundary or title defects not shown on this drawing.
- The types, locations, sizes and/or depths of existing underground utilities as shown on this topographic survey were obtained from sources of varying reliability. The contractor is cautioned that only actual excavation will reveal the types, extent, sizes, locations and depths of such underground utilities. (A reasonable effort has been made to locate and delineate all unknown underground utilities.) However, the engineer can assume no responsibility for the completeness or accuracy of its delineation of such underground utilities which may be encountered, but which are not shown on these drawings.
- Benchmark: City of Milpitas Benchmark HAN-MIL. Brass Disk in monument well at the intersection of Hanson Court and North Milpitas Boulevard.
Elevation: 19.291 (Datum) NAVD 88
- A.P.N.: 022-31-020
- Flood Zone Note:
This site is in Flood Zone "AH", Areas of the 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year; Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined. ELEVATION 15
Per Flood Insurance Rate Map Community Number 060344 0058 J dated February 19, 2014.
- Basis of Bearings:
The bearing of North 09°03'10" West taken on the centerline of Hanson Court formerly known as North Main Street as shown on that certain Record of Survey filed for record on January 9, 1974 in Book 334 of Maps at Page 54, Santa Clara County Records was taken as the Basis of all Bearings shown hereon.

Revisions	Date



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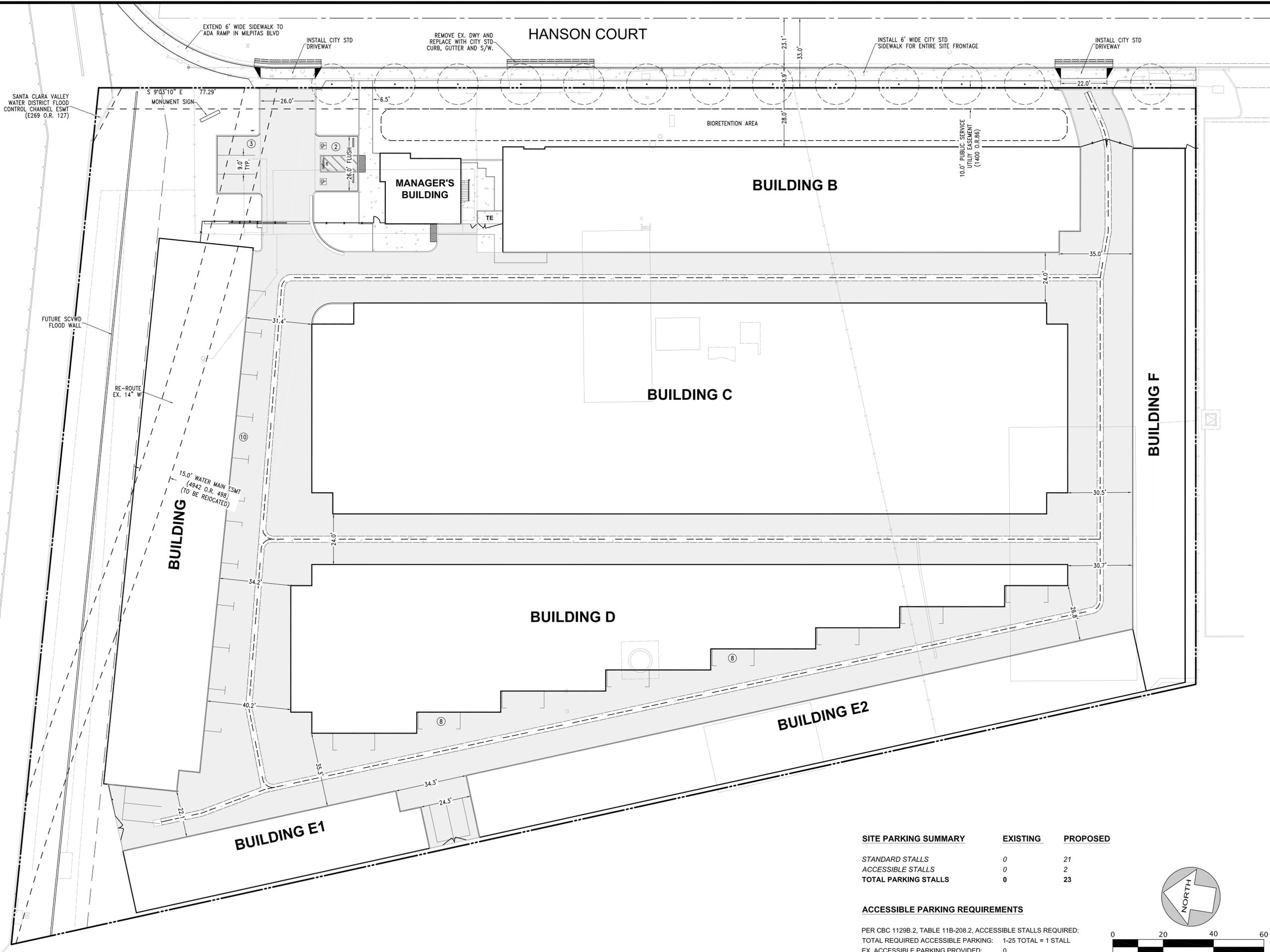
SELF STORAGE
1 HANSON COURT
MILPITAS, CALIFORNIA

TOPOGRAPHIC SURVEY

Drawn By
STAFF
Date
06/01/15
Scale
AS SHOWN
File Name
Planning File Numbers
Sheet Number

C2.0

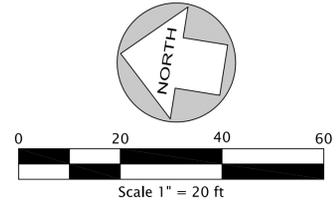
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SITE PARKING SUMMARY	EXISTING	PROPOSED
STANDARD STALLS	0	21
ACCESSIBLE STALLS	0	2
TOTAL PARKING STALLS	0	23

ACCESSIBLE PARKING REQUIREMENTS

PER CBC 1129B.2, TABLE 11B-208.2, ACCESSIBLE STALLS REQUIRED:
 TOTAL REQUIRED ACCESSIBLE PARKING: 1-25 TOTAL = 1 STALL
 EX. ACCESSIBLE PARKING PROVIDED: 0



Revisions	Date



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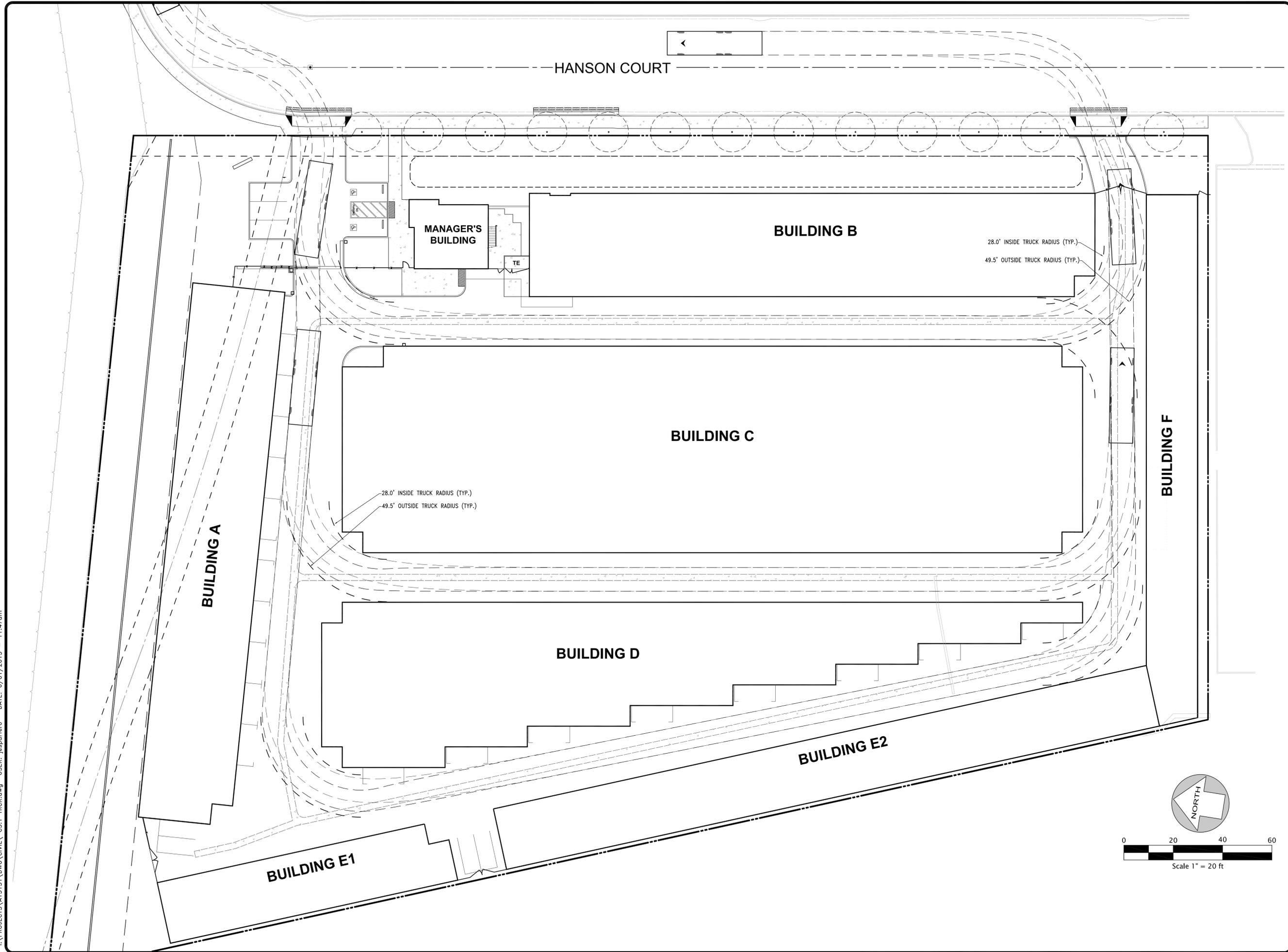
SELF STORAGE
 1 HANSON COURT
 MILPITAS, CALIFORNIA

OVERALL SITE PLAN

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 Planning File Numbers
 Sheet Number

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Revisions	Date



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SELF STORAGE
 1 HANSON COURT
 MILPITAS, CALIFORNIA

EMERGENCY VEHICLE ACCESS (EVA) PLAN

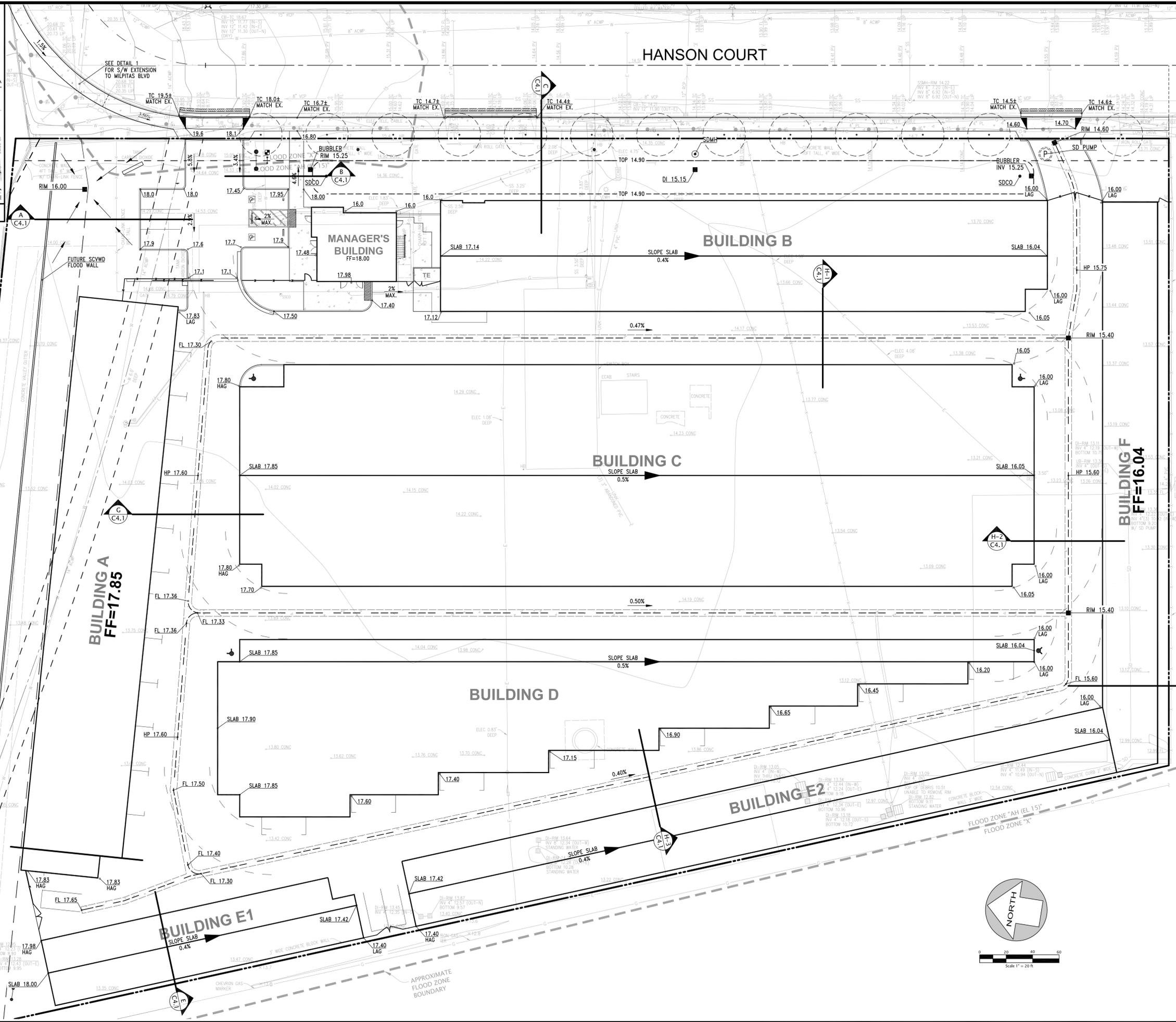
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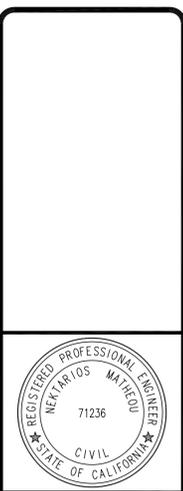
MILPITAS BLVD

HANSON COURT

DETAIL 1



Revisions	Date



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SELF STORAGE
 1 HANSON COURT
 MILPITAS, CALIFORNIA

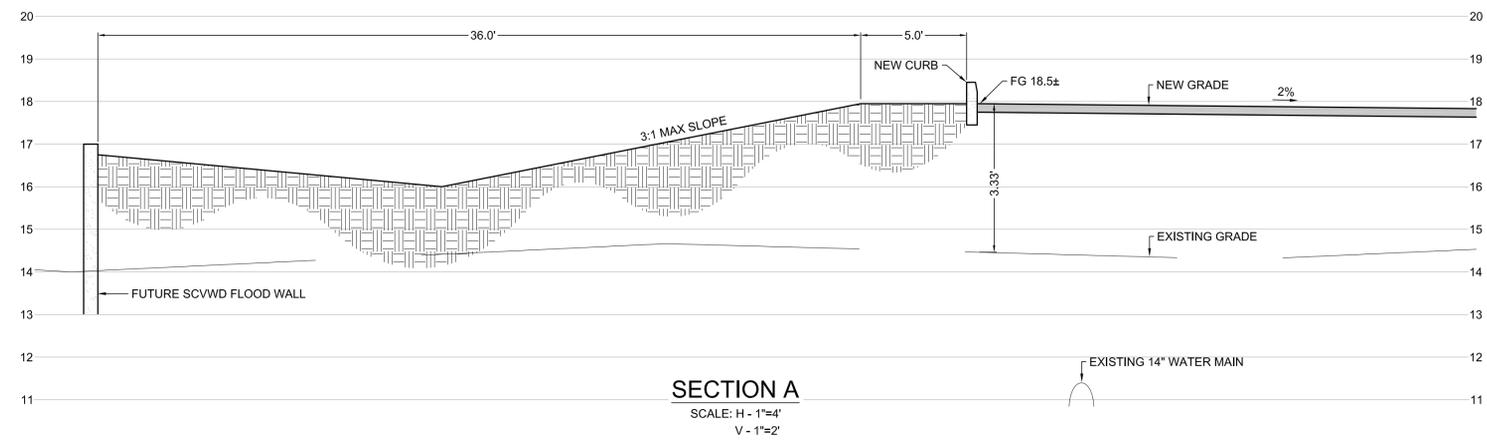
GRADING AND DRAINAGE PLAN

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 STAFF
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 06/01/15
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 Planning File Numbers
 Sheet Number

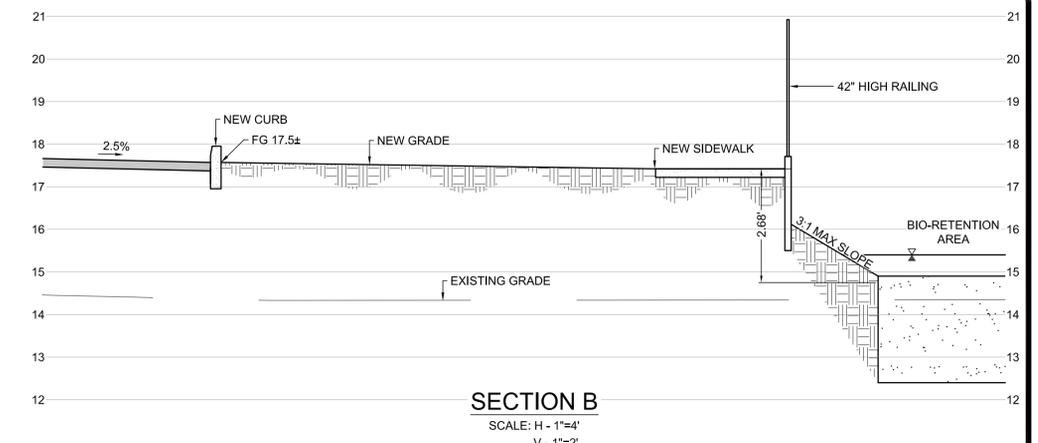
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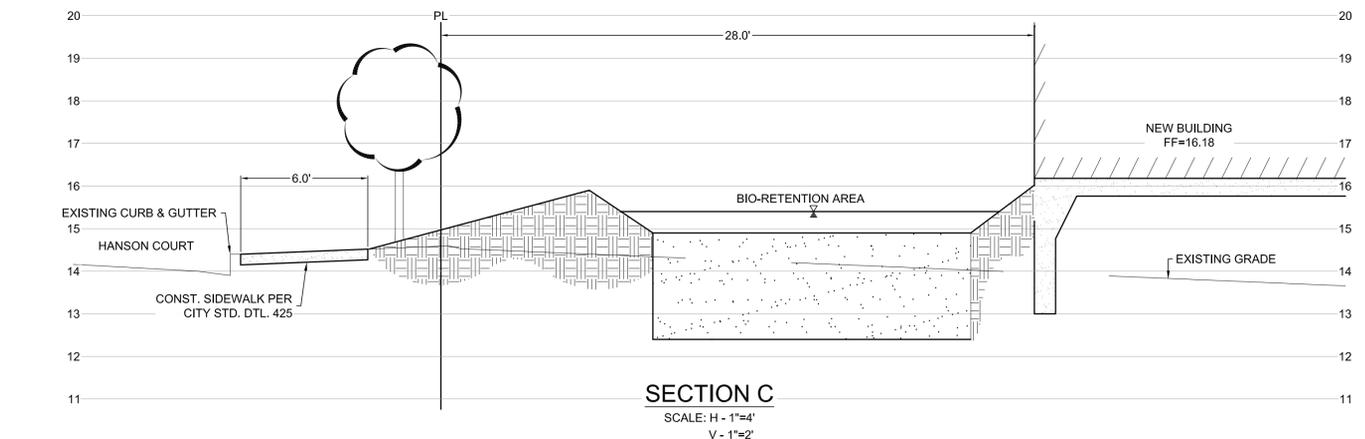
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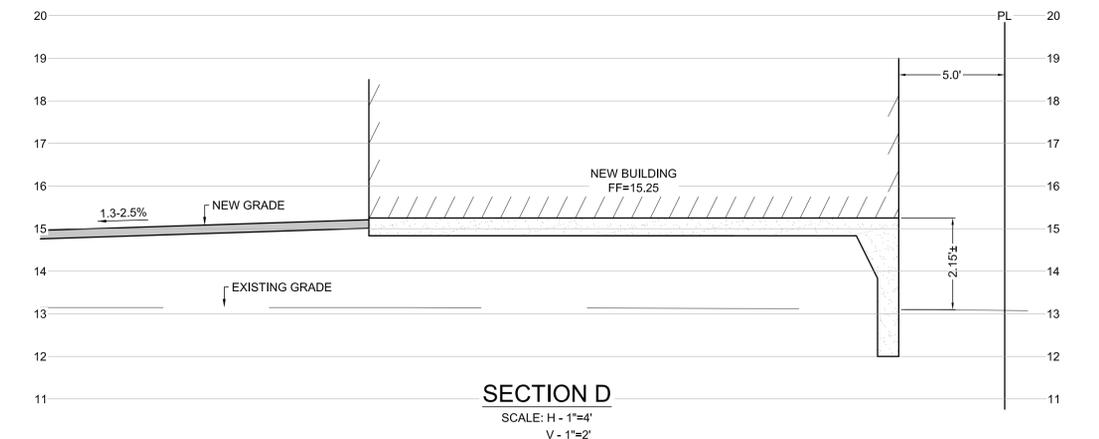
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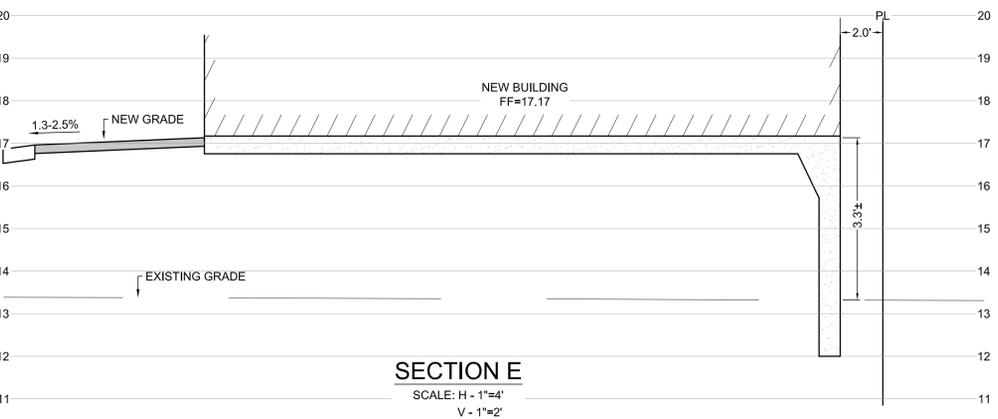
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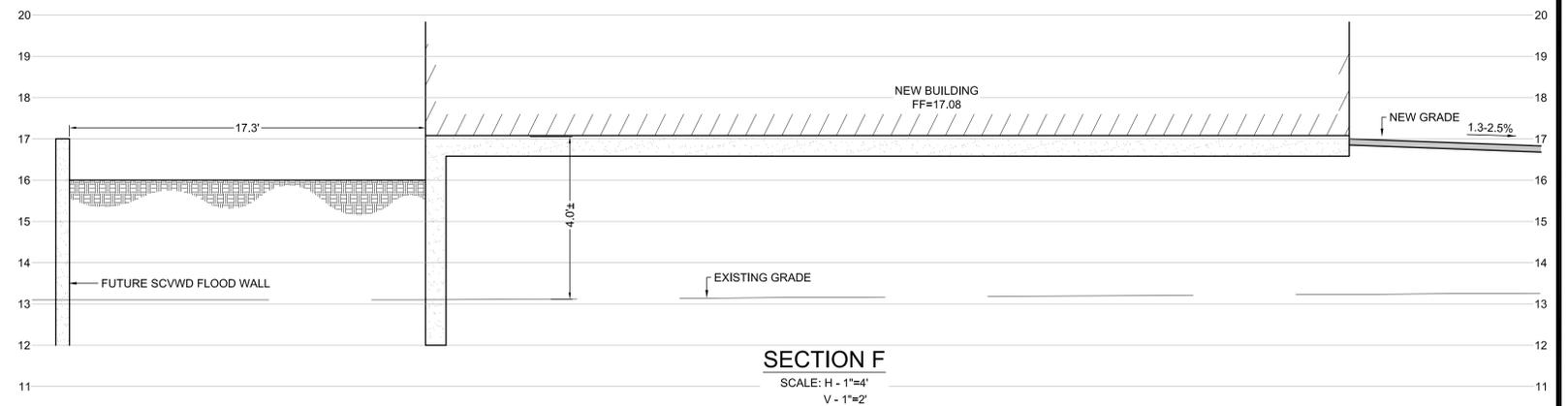
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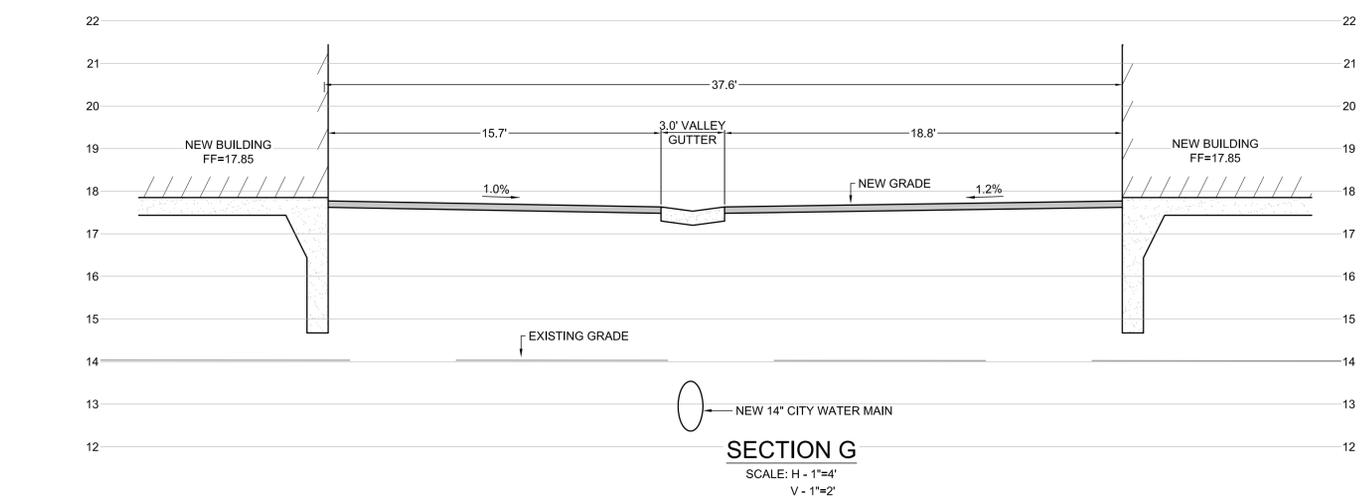
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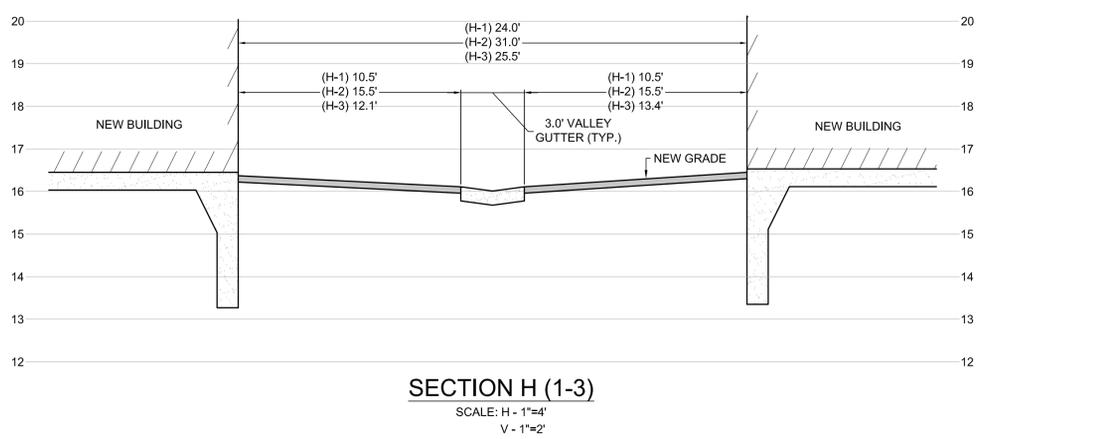
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V - 1"=2'



SECTION F
SCALE: H - 1"=4'
V - 1"=2'



SECTION G
SCALE: H - 1"=4'
V - 1"=2'



SECTION H (1-3)
SCALE: H - 1"=4'
V - 1"=2'

Revisions	Date



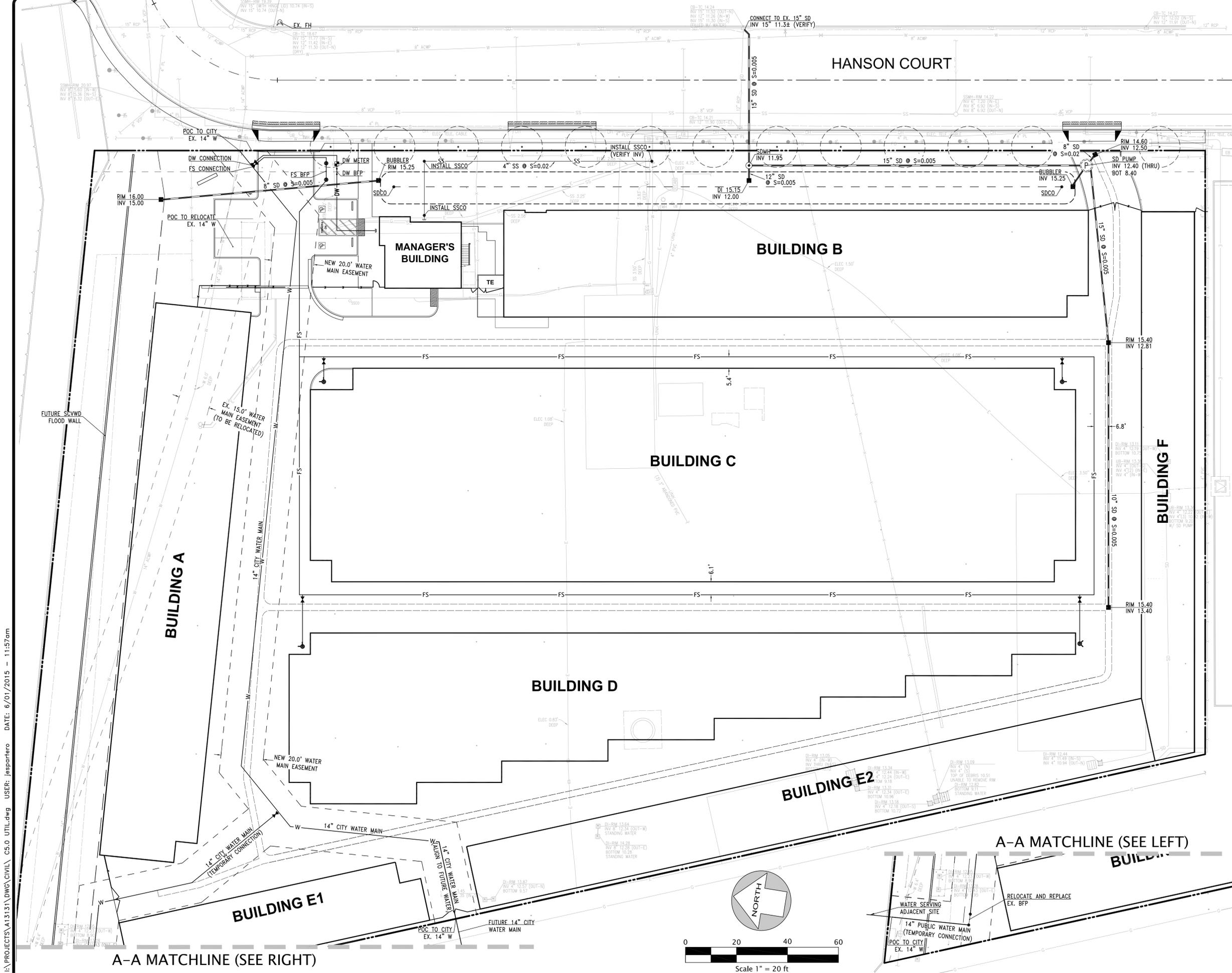
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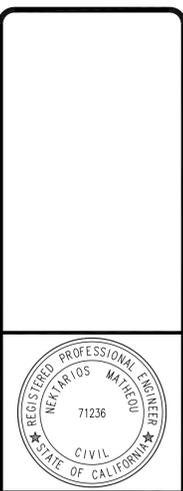
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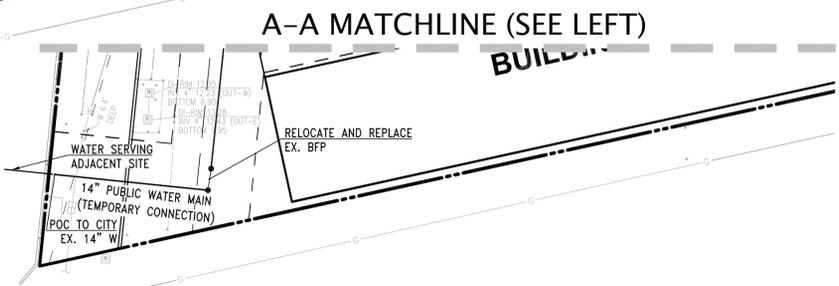
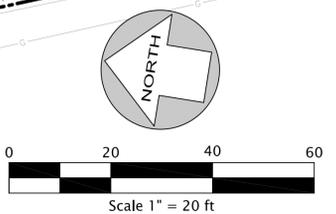
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 File Name
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OVERALL TREATMENT AREA TOTALS

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE			
a. PROJECT PHASE NUMBER: ROOF AREA(S)	N/A	b. TOTAL SITE (ACRES):	4.27
c. TOTAL SITE EXISTING IMPERVIOUS SURFACES (S.F.)	0	d. TOTAL AREA OF SITE DISTURBED (ACRES):	4.27
e. IMPERVIOUS SURFACES ROOF AREA(S)	EXISTING CONDITION (S.F.) 14,590	REPLACED (S.F.) 14,590	NEW (S.F.) 86,308
PARKING	0	0	51,444
S/W, PATIOS, PATHS ETC.	171,286	1,468	0
STREETS (PUBLIC)	0	0	0
STREETS/E.V.A (PRIVATE)	0	0	0
TOTAL IMPERVIOUS SURFACES	0	16,058	137,752
f. PERVIOUS SURFACES LANDSCAPING	0	0	32,066
PERVIOUS PAVING	0	0	0
OTHER PERVIOUS SURFACES	0	0	0
TOTAL PERVIOUS SURFACES	0	0	32,066
g) TOTAL PROPOSED REPLACED + NEW IMPERVIOUS SURFACES:	153,810		
h) TOTAL PROPOSED REPLACED + NEW PERVIOUS SURFACES:	32,066		
i) % OF REPLACEMENT OF IMPERVIOUS AREA IN REDEVELOPMENT PROJECTS:	0%		

BIOTREATMENT MAINTENANCE

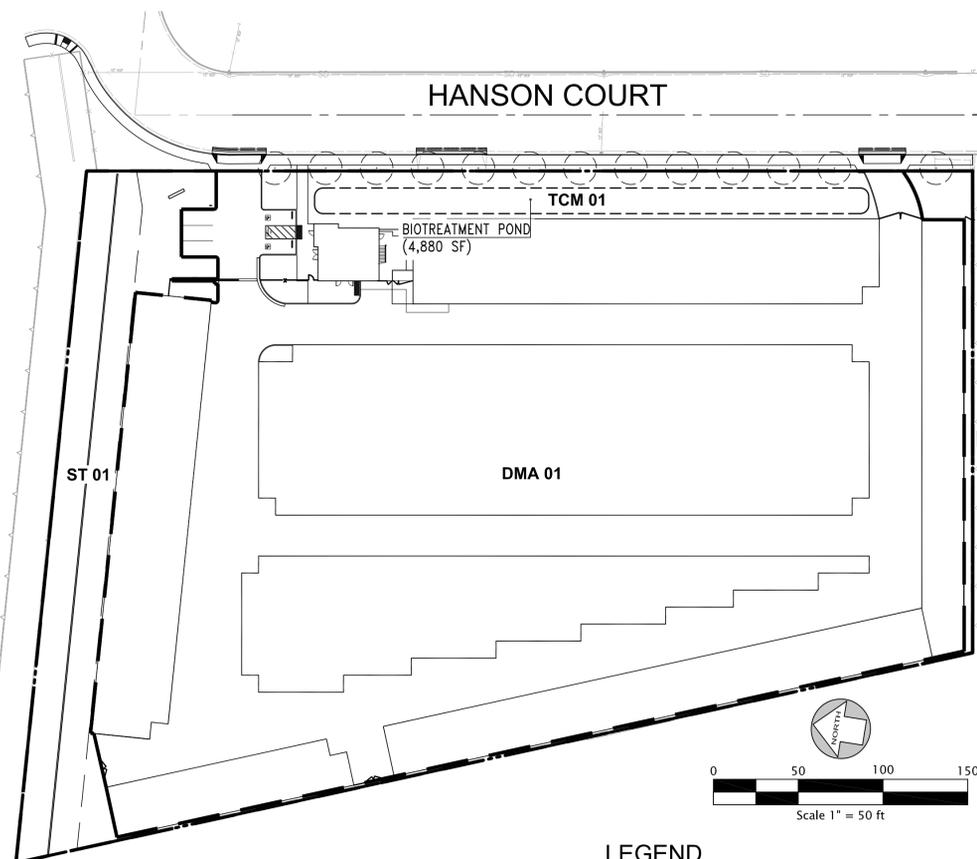
INSPECTION ACTIVITIES	SUGGESTED FREQUENCY
<ul style="list-style-type: none"> INSPECT AFTER SEEDING AND AFTER FIRST MAJOR STORMS FOR ANY DAMAGES. 	POST-CONSTRUCTION
<ul style="list-style-type: none"> INSPECT FOR SIGNS OF EROSION, DAMAGE TO VEGETATION, CHANNELIZATION OF FLOW, DEBRIS AND LITTER, AND AREAS OF SEDIMENT ACCUMULATION. PERFORM INSPECTIONS AT THE BEGINNING AND END OF THE WET SEASON. ADDITIONAL INSPECTIONS AFTER PERIODS OF HEAVY RUNOFF ARE DESIRABLE. 	SEMI-ANNUAL
<ul style="list-style-type: none"> INSPECT GRASS ALONG SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES, AND SAND/SOIL BED FOR EROSION PROBLEMS. 	ANNUAL
MAINTENANCE ACTIVITIES	SUGGESTED FREQUENCY
<ul style="list-style-type: none"> MOW GRASS TO MAINTAIN A HEIGHT OF 3-4 INCHES. FOR SAFETY, AESTHETIC, OR OTHER PURPOSES. LITTER SHOULD ALWAYS BE REMOVED PRIOR TO MOWING. CLIPPINGS SHOULD BE COMPOSTED. IRRIGATE DURING DRY SEASON (APRIL THROUGH OCTOBER) OR WHEN NECESSARY TO MAINTAIN THE VEGETATION. PROVIDE WEED CONTROL, IF NECESSARY TO CONTROL INVASIVE SPECIES. 	AS NEEDED (FREQUENT, SEASONALLY)
<ul style="list-style-type: none"> REMOVE LITTER, BRANCHES, ROCKS BLOCKAGES AND OTHER DEBRIS AND DISPOSE OF PROPERLY. REPAIR ANY DAMAGED AREAS IDENTIFIED DURING INSPECTIONS. EROSION RILLS OR GULLIES SHOULD BE CORRECTED AS NEEDED. BARE AREAS SHOULD BE REPLANTED AS NECESSARY. 	SEMI-ANNUAL
<ul style="list-style-type: none"> CORRECT EROSION PROBLEMS IN THE SAND/SOIL BED. PLANT AN ALTERNATIVE GRASS SPECIES IF THE ORIGINAL GRASS COVER HAS NOT BEEN SUCCESSFULLY ESTABLISHED. RESEED AND APPLY MULCH TO DAMAGED AREAS. 	ANNUAL (AS NEEDED)
<ul style="list-style-type: none"> REMOVE ALL ACCUMULATED SEDIMENT THAT MAY OBSTRUCT THE PROPER OPERATION OF THE BIO TREATMENT POND. SEDIMENT SHOULD BE REMOVED WHEN IT BUILDS UP TO 3 IN. AT ANY SPOT, OR COVERS VEGETATION, OR ONCE IT HAS ACCUMULATED TO 10% OF THE ORIGINAL DESIGN VOLUME. REPLACE THE GRASS AREAS DAMAGED IN THE PROCESS. ROTTILL OR CULTIVATE THE SURFACE OF THE SAND/SOIL BED OF IF THE TREATMENT AREA DOES NOT DRAW DOWN WITHIN 48 HOURS. 	AS NEEDED (INFREQUENT)

STORMWATER CONTROL NOTES

- THE EXISTING SITE SOILS CONSIST OF CLAY (TYPE D) SOILS.
- POTENTIAL POLLUTANTS INCLUDE MOTOR VEHICLE LUBRICANTS, COOLANTS, DISC BRAKE DUST, LITTER AND DEBRIS. POLLUTANT SOURCE AREAS INCLUDE THE ASPHALT CONCRETE PARKING LOT AND DRIVE AISLES, THE ROOF OF THE BUILDING, AND THE SITE STORM DRAIN INLETS. ALL INLETS WILL BE MARKED "NO DUMPING - DRAINS TO BAY". THE PARKING LOT SHALL BE SWEEP REGULARLY TO PREVENT THE ACCUMULATION OF LITTER AND DEBRIS.
- BIOTREATMENT SIZING IS BASED ON THE COMBINATION FLOW/VOLUME BASED METHOD PER SCVURPPP HANDBOOK CHAPTER 5.

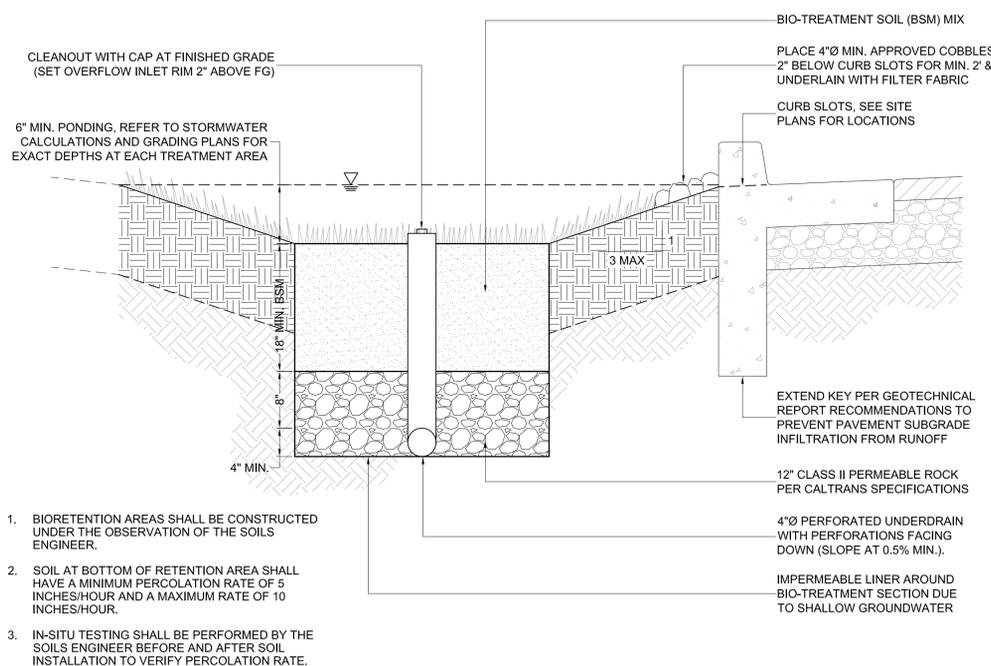
SOURCE CONTROL MEASURES IMPLEMENTED

- SD-10: SITE DESIGN & LANDSCAPE PLANNING
- MAXIMIZED TREES AND PLANTING WITHIN HARDSCAPE AND LANDSCAPE AREAS.
 - VEGETATED SLOPES FOR ALL LANDSCAPE SLOPES LESS THAN 1:5 SLOPE.
- SD-11: EFFICIENT IRRIGATION
- RAIN-TRIGGERED SHUTOFF DEVICES TO PREVENT IRRIGATION AFTER PRECIPITATION.
 - SYSTEM DESIGNED TO SITE-SPECIFIC WATER DEMANDS AND PLANTING REQUIREMENTS.
- SD-13: STORM DRAIN SIGNAGE
- ALL CATCH BASINS TO BE STENCILED WITH PROHIBITIVE LANGUAGE PER CITY STANDARDS.

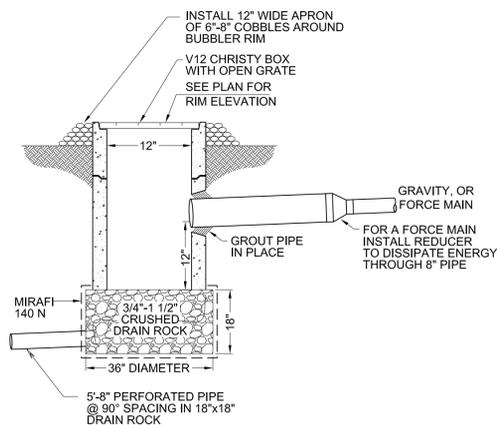


LEGEND

- BIOTREATMENT POND/PLANTER
- TREATMENT AREA LIMITS
- TCM** TREATMENT CONTROL MEASURE
- DMA** DRAINAGE MANAGMENT AREA
- ST** SELF TREATING

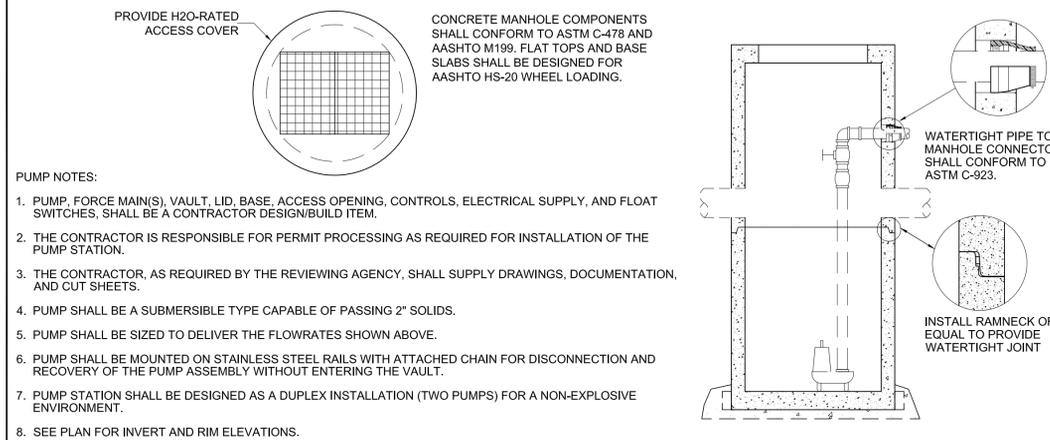


BIOTREATMENT POND DETAIL



SD BUBBLER DETAIL

STORM DRAIN PUMP NOTES



- PUMP NOTES:
- PUMP, FORCE MAIN(S), VAULT, LID, BASE, ACCESS OPENING, CONTROLS, ELECTRICAL SUPPLY, AND FLOAT SWITCHES, SHALL BE A CONTRACTOR DESIGN/BUILD ITEM.
 - THE CONTRACTOR IS RESPONSIBLE FOR PERMIT PROCESSING AS REQUIRED FOR INSTALLATION OF THE PUMP STATION.
 - THE CONTRACTOR, AS REQUIRED BY THE REVIEWING AGENCY, SHALL SUPPLY DRAWINGS, DOCUMENTATION, AND CUT SHEETS.
 - PUMP SHALL BE A SUBMERSIBLE TYPE CAPABLE OF PASSING 2" SOLIDS.
 - PUMP SHALL BE SIZED TO DELIVER THE FLOWRATES SHOWN ABOVE.
 - PUMP SHALL BE MOUNTED ON STAINLESS STEEL RAILS WITH ATTACHED CHAIN FOR DISCONNECTION AND RECOVERY OF THE PUMP ASSEMBLY WITHOUT ENTERING THE VAULT.
 - PUMP STATION SHALL BE DESIGNED AS A DUPLEX INSTALLATION (TWO PUMPS) FOR A NON-EXPLOSIVE ENVIRONMENT.
 - SEE PLAN FOR INVERT AND RIM ELEVATIONS.

SEE SHEET C6.0 FOR PUMP CUT SHEETS

SETPOINTS / ELEVATIONS:

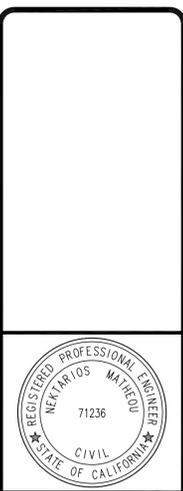
MANHOLE DIAMETER	4.00'
PUMP START ELEVATION	11.40'
PUMP STOP ELEVATION	9.40'
MANHOLE INVERT	8.40'
HIGH LEVEL PUMP OFF	12.90'
HIGH LEVEL PUMP ON	12.40'

PUMP CONTROLLER SHALL BE EQUIPPED WITH PROGRAMMABLE TIMER DESIGNED TO PREVENT THE PUMP FROM RUNNING FOR A PERIOD OF 30 MINUTES ONCE THE PUMP HAS RUN FOR A CUMULATIVE TIME OF 3 MINUTES. TIMER SHALL BE ZELIO LOGIC 2 SMART RELAYS.

**HIGH LEVEL ON/OFF SHOULD BE CONTROLLED BY A WIDE ANGLE FLOAT.

- PROVIDE PUMP MODEL ZOELLER X284.
- PUMP MUST BE EXPLOSION PROOF.
- PROVIDE CHECK VALVES FOR EACH OF THE PUMP.
- PROVIDE RAIL SYSTEMS FOR PUMP.
- PROVIDE 24"x36" ACCESS HATCH FOR PUMP.
- USE 3" SCHEDULE 40 PVC PIPING.

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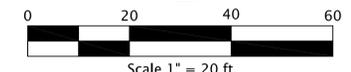
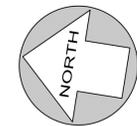
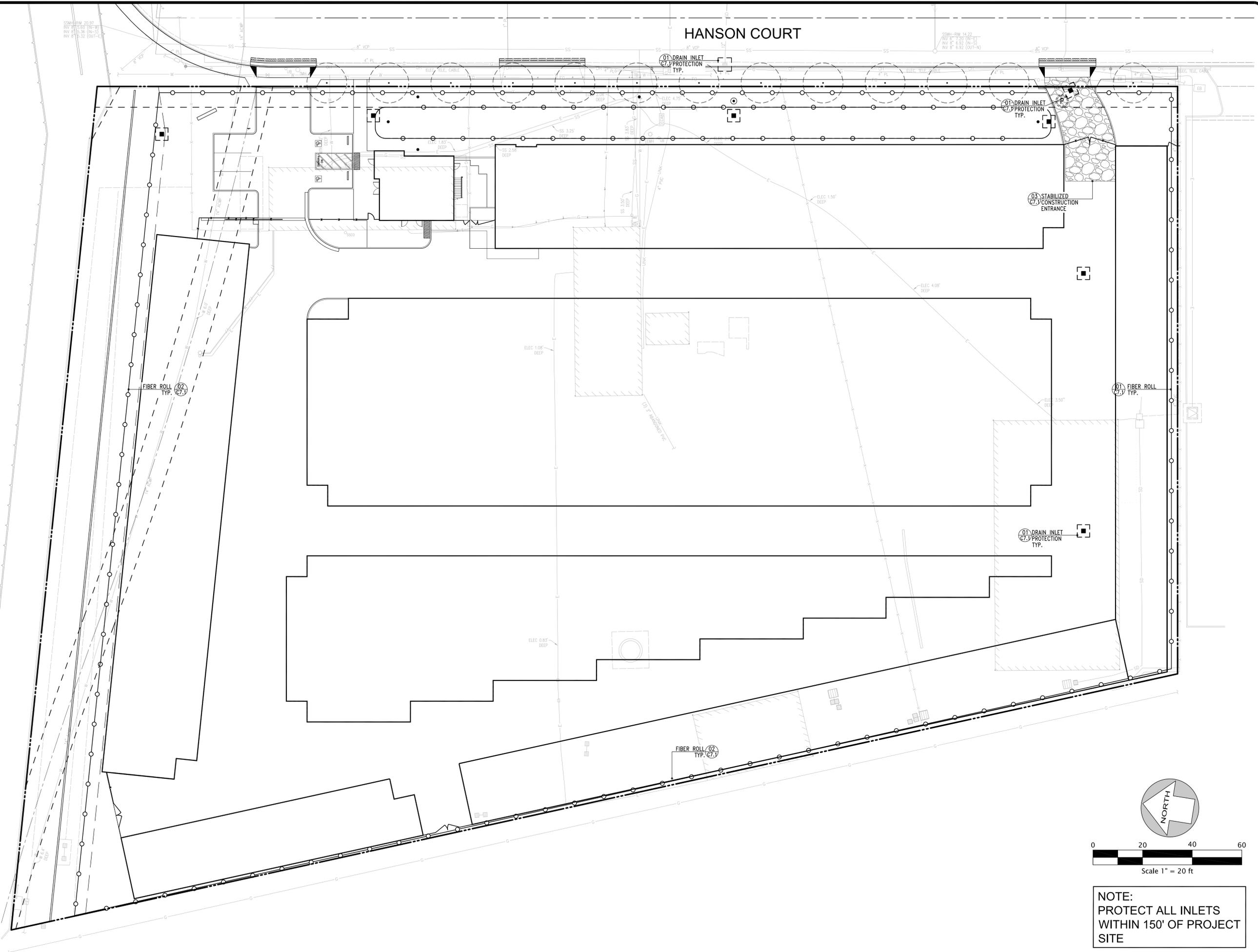
STORMWATER CONTROL PLAN

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NOTE:
 PROTECT ALL INLETS
 WITHIN 150' OF PROJECT
 SITE

Revisions	Date



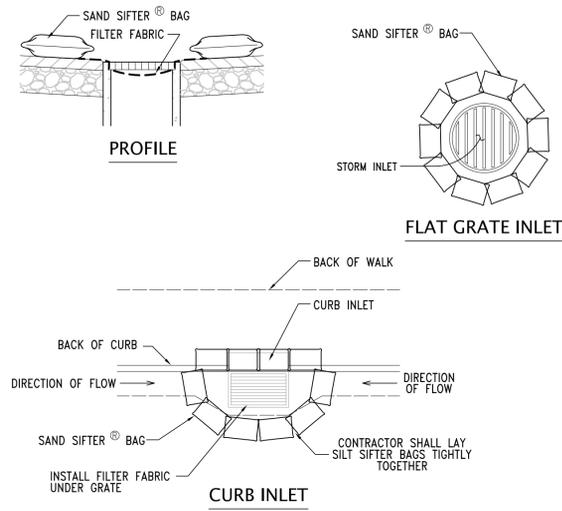
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EROSION CONTROL PLAN

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 Planning File Numbers
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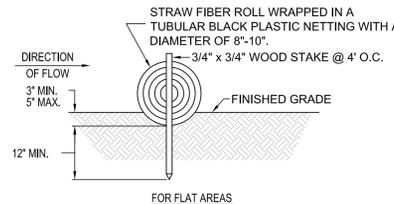


- NOTES:
1. PLACE SAND SIFTER BAGS ON GENTLY SLOPING STREET SEGMENTS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
 2. INSPECT BAGS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, REPLACE BAGS AS NECESSARY. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

N.T.S.

DRAIN INLET PROTECTION

1



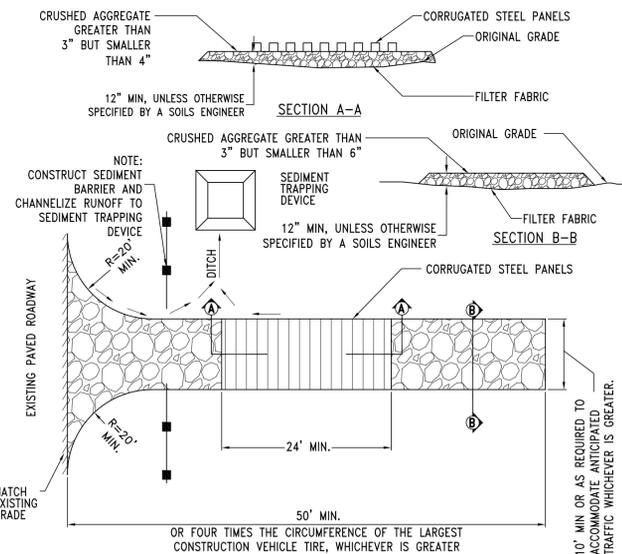
NOTES:

1. FIBER ROLL COMPOSED OF BIO-DEGRADABLE FIBERS STUFFED INTO A PHOTO-DEGRADABLE OPEN WEAVE NETTING.
2. FIBER ROLL EROSION BARRIER TRAPS SEDIMENT AND REDUCES SHEET AND HILL SIDE EROSION BY REDUCING SLOPE GRADIENT, IT INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
3. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH 3'-5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

N.T.S.

FIBER ROLL EROSION BARRIER

2



N.T.S.

STABILIZED CONSTRUCTION ENTRANCE

3

EROSION CONTROL NOTES

1. EROSION CONTROL FACILITIES AND MEASURES ARE TO BE INSTALLED AND OPERABLE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL CONTINUE IN EFFECT UNTIL INSTALLATION OF THE PERMANENT PROJECT LANDSCAPING AND PAVING.
2. CHANGES TO THE EROSION CONTROL MEASURES INDICATED ON THESE PLANS AND DESCRIBED HEREIN TO ACCOMMODATE FIELD CONDITIONS MAY BE MADE ONLY WITH THE PRIOR APPROVAL OF OR AT THE DIRECTION OF THE CONTRACTOR AND ENGINEER.
3. ALL REPAIRS TO EROSION CONTROL MEASURES SHALL BE DOCUMENTED BY THE CONTRACTOR AND KEPT ON-SITE.
4. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED, AS REQUIRED, AT THE CONCLUSION OF EACH WORKING DAY DURING CONSTRUCTION. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL FACILITIES AND MAKE NECESSARY REPAIRS THERETO PRIOR TO ANTICIPATED STORMS, AND SHALL PERIODICALLY INSPECT THE SITE AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE REPAIRED IMMEDIATELY.
5. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE. THE CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (3"-5" IN DIAMETER) AT LEAST TWELVE (12) INCHES THICK BY FIFTY (50) FEET LONG BY TWELVE (12) FEET WIDE AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED. REFER TO DETAIL TC-1 FROM THE CALIFORNIA STORMWATER BMP HANDBOOK FOR ADDITIONAL INFORMATION.
6. STORM DRAIN INLET PROTECTION SHALL BE CONSTRUCTED AROUND EACH STORM INLET AS INDICATED ON THE EROSION CONTROL PLAN. INLET PROTECTION SHALL BE MAINTAINED IN PLACE UNTIL THE CONCLUSION OF THE SITE PAVING AND THE INSTALLATION OF PERMANENT LANDSCAPING. ALL INLETS WHICH ARE NOT PROTECTED SHALL BE COMPLETELY BLOCKED AS LONG AS THE EROSION CONTROL PLAN IS IN EFFECT. SEE DETAIL 1 BELOW AND DETAIL SE-10 FROM THE CALIFORNIA STORMWATER BMP HANDBOOK FOR ADDITIONAL INFORMATION.
7. STOCKPILES OF CONSTRUCTION MATERIALS, INCLUDING SOIL, SHALL BE PROPERLY SECURED WITH BMP'S TO ELIMINATE OR REDUCE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, WIND, ETC. STOCKPILES NOT ACTIVELY BEING USED SHALL BE COVERED; ACTIVE STOCKPILES SHALL BE COVERED PRIOR TO A FORECASTED RAIN. REFER DETAIL WM-3 FROM THE CALIFORNIA STORMWATER BMP HANDBOOK FOR ADDITIONAL INFORMATION.
8. CONTRACTOR SHALL INSTALL FIBER ROLLS ALONG THE TOP, FACE AND TOE OF EXPOSED AND ERODIBLE SLOPES. REFER TO DETAIL SE-5 FROM THE CALIFORNIA STORMWATER BMP HANDBOOK FOR ADDITIONAL INFORMATION INCLUDING SPACING REQUIREMENTS.
9. ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT ANTICIPATED STORM RUNOFF DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORM WATER (NON-STORM WATER DISCHARGES) ARE PROHIBITED EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NPDES PERMIT UNDER THE STATEWIDE GENERAL PERMIT - CONSTRUCTION ACTIVITY.
10. ANY DAMAGE TO REVEGETATED SLOPES SHALL BE REPAIRED AS SOON AS PRACTICABLE.
11. CONTRACTOR SHALL DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.
12. FOLLOWING EACH STORM, THE CONTRACTOR SHALL INSPECT EACH STORM INLET PROTECTION MEASURE TO ASSURE THE INTEGRITY OF THE BASIN AND OUTLET PIPE. ANY DAMAGE TO THESE OR OTHER EROSION CONTROL DEVICES SHALL BE REPAIRED AS SOON AS PRACTICABLE.
13. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE EROSION CONTROL FACILITIES AND SHALL CONDUCT PERIODIC INSPECTION OF THE PROJECT SITE DURING STORMS OF PROLONGED DURATION AND/OR HEAVY INTENSITY TO ASSURE THAT THEY FUNCTION IN THE MANNER DESCRIBED HEREIN.
14. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES, AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES; WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPER-CHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
15. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITE AND MUST NOT BE DISCHARGED TO RECEIVING WATERS OR THE LOCAL STORM DRAIN SYSTEM.
16. APPROPRIATE BMP'S FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO ELIMINATE OR REDUCE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
17. MATERIAL STORAGE AND STAGING AREAS SHALL BE ESTABLISHED. FUEL TANK, PORTABLE TOILETS, LIQUIDS, GELS AND POWDERS SHALL HAVE SECONDARY CONTAINMENT AND BE STORED AWAY FROM ALL PRIVATE / PUBLIC STORM WATER CONVEYANCE SYSTEMS, SIDEWALKS, RIGHTS-OF-WAYS AND FLOW-LINES.
18. ALL PORTABLE MIXERS SHALL HAVE PLASTIC LINERS UNDERNEATH WITH GRAVEL BAGS PLACES ON THE DOWN-HILL SIDE OF THE LINERS TO CONTAIN DISCHARGES.
19. CONTROLLED STREET WASHING WILL ONLY BE ALLOWED PRIOR TO THE APPLICATION OF ASPHALT SEAL COATS AND ONLY WHEN ALL PERTINENT DRAINAGE INLETS ARE PROTECTED.
20. ALL CONSTRUCTION CONTACTORS AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BMP'S AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
21. DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES MAY REQUIRE A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE REGIONAL WATER QUALITY CONTROL BOARD.
22. STORM WATER RUNOFF SHALL NOT BE DIRECTED OVER ANY SLOPES WITHOUT PERMANENT DOWN DRAINS INSTALLED. EROSION AND SEDIMENT CONTROLS INCLUDING MAINTENANCE ARE REQUIRED ON ALL EXPOSED SLOPES UNTIL SUFFICIENT PERMANENT LANDSCAPING HAS BEEN ESTABLISHED. 100% SLOPE PROTECTION MUST BE IN PLACE PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
23. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED OF IN TRASH OR RECYCLE BINS.

EROSION AND SEDIMENT CONTROL MEASURES:

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO SEPTEMBER 15 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES. DURING THE NON-RAINY SEASON BEST MANAGEMENT PRACTICES (BMP'S) MUST BE IMPLEMENTED DURING CONSTRUCTION WHICH INCLUDES, BUT IS NOT LIMITED TO: STABILIZED CONSTRUCTION ENTRANCE, TIRE WASH AREA AND INLET PROTECTION.
2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS. (ALSO INCLUDE THIS NOTE ON GRADING PLANS.)
4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY.
5. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 09/23, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH.
6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
7. LOTS WITH HOUSES UNDER CONSTRUCTION WILL NOT BE HYDROSEEDED. EROSION PROTECTION FOR EACH LOT WITH A HOUSE UNDER CONSTRUCTION SHALL CONFORM TO THE TYPICAL LOT EROSION CONTROL DETAIL SHOWN ON THIS SHEET.
8. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.

BEST MANAGEMENT PRACTICES (BMP) SUMMARY TABLE

BMP CATEGORY	BMP USED
EROSION CONTROL	HYDROSEEDING & FIBER ROLLS
SEDIMENT CONTROL	STRAW WATTLES & INLET PROTECTION
GOOD SITE MANAGEMENT	STABILIZED CONSTRUCTION ENTRANCE & PROPERLY CLEAN ALL VEHICLE LEAKS
NON-STORMWATER MANAGEMENT	STREET SWEEPING
RUN-ON AND RUN-OFF CONTROL	FIBER ROLLS
ACTIVE TREATMENT SYSTEMS	N/A

MAINTENANCE NOTES:

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
 - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - F. RILLS AND GULLIES MUST BE REPAIRED.
2. SAND BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG.

LEGEND

DESCRIPTION	SYMBOL
FIBER ROLL EROSION BARRIER	
DETAIL CALLOUT	
STABILIZED CONSTRUCTION ENTRANCE W/ TIRE WASH	
INLET PROTECTION	

Revisions	Date



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SELF STORAGE
1 HANSON COURT
MILPITAS, CALIFORNIA
EROSION CONTROL
NOTES & DETAILS

Drawn By
STAFF
Date
06/01/15
Scale
AS SHOWN
File Name
Planning File Numbers
Sheet Number

C7.1